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# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

**347.89± Acres, Crawford County, Iowa**

**Thursday, August 20, 2026 | 10:00 AM**

**Vail Community Building | 309 Main Street. Vail, Iowa 51465**

**SCAN THE QR CODE  
FOR MORE INFO!**



### **Highlights:**

- **Large & Contiguous Parcel of Land**
- **Rolling Terrain on Paved Road**
- **Being Sold on Net Acres!**

**For additional information, please contact:**

**Adam Pick, AFM, Agent | (712) 210-3458**

**[APick@FarmersNational.com](mailto:APick@FarmersNational.com)**

Bidding starts | Monday, July 20 , 2026 at 8:00 AM  
Bidding closes | Thursday, August 20, 2026 at close of live event

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

Property Information

**Directions to Property:** From the intersection of HWY 30 and M55 on the east edge of Vail, Iowa, travel one half mile north. The property will be to the northeast.

**Property Description:** Do not miss this prime opportunity to purchase a large and contiguous tract of land in an area where land does not often hit the market! These parcels are located along a paved road M55 to the west and gravel road 350th to the east, consist of rolling terrain for natural drainage and are being sold off net acres for buyers appeal. Do not miss out on the chance to obtain either of these attractive farms that will pay dividends for years to come!

Legal Description:

**Tract 1:** The S 1/2 of the NE 1/4 & the SE 1/4 of Section 18, T84N-R37W of the 5th P.M., Crawford County, Iowa.  
**Tract 2:** The S 1/2 of the NE 1/4 & the NE 1/4 of the NE 1/4 of Section 19, T84N-R37W of the 5th P.M., Crawford County, Iowa.

Farm Data:

|                 |                                          |
|-----------------|------------------------------------------|
| <b>Tract 1:</b> |                                          |
| Cropland        | 222.37 acres (Est. Subject to FSA Split) |
| Non-crop        | 10.08 acres                              |
| Total           | 232.45 acres                             |

|                 |                                         |
|-----------------|-----------------------------------------|
| <b>Tract 2:</b> |                                         |
| Cropland        | 104.5 acres (Est. Subject to FSA Split) |
| Non-crop        | 10.94 acres                             |
| Total           | 115.44 acres                            |

FSA Information:

|          | Base        | Yield       |
|----------|-------------|-------------|
| Corn     | 229.4 acres | 177 bushels |
| Soybeans | 89.1 acres  | 50 bushels  |
| Wheat    | 00.5 acres  | 40 bushels  |

Taxes:

**Tract 1:** \$7,622  
**Tract 2:** \$3,956

Location Map



Aerial Map



Soils Map



|   | Code  | Soil Description                                                   | % of Selection | Acres | Non-IRR Class | IRR Class | State Score (CSR2) |
|---|-------|--------------------------------------------------------------------|----------------|-------|---------------|-----------|--------------------|
| ● | 99D2  | Exira silty clay loam, 9 to 14 percent slopes, eroded              | 28.0%          | 96.6  | 3e            | --        | 59                 |
| ● | 9D2   | Marshall silty clay loam, 9 to 14 percent slopes, eroded           | 26.9%          | 92.6  | 3e            | --        | 61                 |
| ● | 9C2   | Marshall silty clay loam, 5 to 9 percent slopes, eroded            | 20.9%          | 71.9  | 3e            | --        | 87                 |
| ● | 431B  | Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes       | 9.3%           | 32.1  | 2e            | --        | 81                 |
| ● | 133+  | Colo silt loam, deep loess, 0 to 2 percent slopes, overwash,...    | 3.8%           | 13    | 2w            | --        | 78                 |
| ● | 8B    | Judson silty clay loam, deep loess, 2 to 5 percent slopes          | 3.1%           | 10.7  | 2e            | --        | 92                 |
| ● | 9B    | Marshall silty clay loam, 2 to 5 percent slopes                    | 2.9%           | 10    | 2e            | --        | 95                 |
| ● | 9E2   | Marshall silty clay loam, 14 to 18 percent slopes, eroded          | 2.0%           | 7     | 4e            | --        | 50                 |
| ● | 125E3 | Ida-Chute complex, 14 to 20 percent slopes, severely eroded        | 1.6%           | 5.5   | 4e            | --        | 16                 |
| ● | 9E3   | Marshall silty clay loam, 14 to 18 percent slopes, severely eroded | 1.0%           | 3.4   | 4e            | --        | 45                 |
| ● | 509C  | Marshall silty clay loam, terrace, 5 to 9 percent slopes           | 0.5%           | 1.7   | 3e            | --        | 90                 |



**Tract 1**



**Tract 2**

# Simulcast Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes will be prorated to closing.

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

**Possession:** Possession will be granted at closing on November 12, 2026, or such other date agreed to by the parties. Subject to the current lease. This lease has been formally terminated.

**Earnest Payment:** A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Simmons Perrine PLC Trust Account.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Simmon Perrine PLC Law Firm the required earnest payment. The Seller will provide a current abstract of title at their expense.

**Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on November 12, 2026, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Simmon Perrine PLC Law Firm.

**Survey:** At the Seller's option, the Seller shall provide a property survey sufficient to provide good title where there is not an existing legal or where new boundaries are created. The Seller will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

**Auction Sales:** The real estate will be offered as two individual tracts via Buyers Choice. The winning bidder will get the option to purchase tracts 1, 2 OR both at the top bid. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

**Seller:** Louis Millder Rev. Farm Tr., Marcia J. Lindquist, Victoria Ellwood Moskal Rev. Tr., William Prescott Ellwood & Marjorie Ellwood Santistevan

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on **Monday, July 20, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, August 20, 2026** with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.fncbid.com](http://www.fncbid.com)

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

