FARMERS NATIONAL COMPANY

A-2714921



LAND AUCTION

SIMULCAST LIVE AND ONLINE

160± Deeded Acres, Montgomery County, Iowa

Tuesday, November 17, 2026 | 10:00 AM

Montgomery Co. Fair-Gold Auditorium Building | 1809 North Fourth Street, Red Oak, Iowa

Highlights:

- Highly productive Montgomery County farm boasting an average CSR2 rating of 76.9!
- Well maintained, terraced, and tiled farm, open for the 2027 crop year!
- 90%+ tillable farm along a hard surfaced road!



For additional information, please contact:
Clint Freund, Agent | (712) 243-4278 or (515) 835-1706
CFreund@FarmersNational.com

Bidding starts | Tuesday, November 10, 2026 at 8:00 AM
Bidding closes | Tuesday, November 17, 2026 at the close of the live event.

To register and bid go to: www.fncbid.com

Property Information

Property Location:
From Coburg, Iowa, travel west two miles on 270th Street (Co Hwy H54) to D Avenue. The farm is located northwest of the intersection of 270th Street and D Avenue.

Legal Description:
SE1/4 of Section 27, Twp. 71, Rge. 39, West of the 5th P.M., Montgomery County, Iowa. Abstract to govern legal description.

Property Description:
Don't miss this opportunity to own a highly productive and well-maintained Montgomery County farm located in West Township, just outside of Coburg, Iowa. Boasting an impressive 76.9 CSR2 average, this exceptional farm has been enhanced with terraces and extensive tile drainage to support long-term productivity, soil conservation, and yield potential. Open for the 2027 crop year and conveniently situated along hard-surfaced H54 (270th Street), this property presents an outstanding opportunity for operators and investors alike seeking a high-quality Iowa farmland investment with strong productive capacity and excellent accessibility.

Farm Data:

Cropland	145.09 acres
Non-crop	9.84 acres
R.O.W.	5.07 acres
Total	160.00 acres

FSA Information:

	Base	Yield
Corn	71.48 acres	152 bushels
Soybeans	71.47 acres	47 bushels

2024 Taxes:
$7,002





Location Map

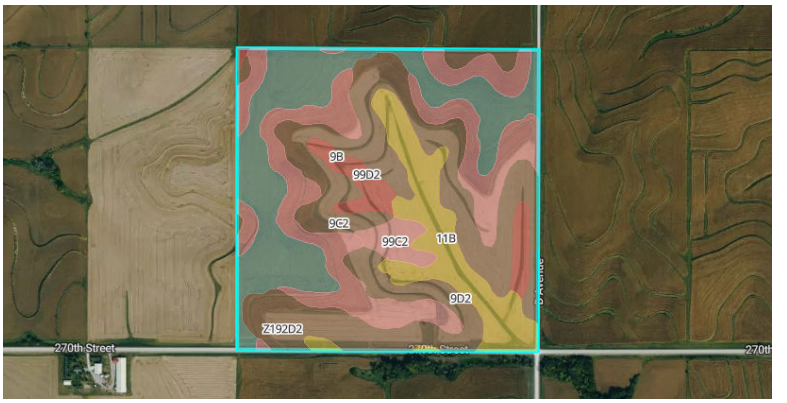


Aerial Map





Soils Map



76.9/100 CSR2

	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	23.3%	37.3	3e	--	59
	9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	23.1%	36.9	3e	--	87
	9B	Marshall silty clay loam, 2 to 5 percent slopes	21.1%	33.8	2e	--	95
	11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	12.8%	20.5	2w	--	81
	9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	8.6%	13.8	3e	--	61
	Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	4.5%	7.2	2e	--	92
	Z19...	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	2.7%	4.4	4e	--	14
	99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	2.4%	3.9	3e	--	87
	751D2	Northboro silty clay loam, 5 to 14 percent slopes, moderately...	1.4%	2.2	3e	--	52









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 January 5, 2027 or such other date agreed to by the parties.

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 Ellick and Jones Law Firm.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Ellick and Jones 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 January 5, 2027 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 Ellick and Jones 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 Buyer(s) will pay the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in one individual tract. 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: Richard J. Coder and Susan M. Coder Family Trust

Auctioneer: Joel Ambrose

Agent Comments: Selling 160+/- deeded Acres per Legal Description.

Online Simultaneous Bidding Procedure: The online bidding begins on **Tuesday, November 10, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, November 17, 2026,** with bidding concluding at the end of the live auction.

To register and bid on this auction go to: 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.

FARMERS NATIONAL COMPANY

LEADERS IN LAND