



**Farmers
National
Company™**

www.FarmersNational.com

A-31346

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



ONLINE AUCTION

73.45± Acres, Allamakee County, Iowa

Bidding starts | Monday, November 3, 2025, at 8:00 AM

Bidding closes | Thursday, November 4, 2025, at 1:00 PM

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

Highlights:

- **High-Quality Cropland with Strong CSR2 Rating in Allamakee County!**
- **Ideal size for Beginning Farmers or Add-On Acres!**
- **Open to Farm in 2026!**



For additional information, please contact:

Alex Mitchell, Agent | (641) 426-6796

AMitchell@FarmersNational.com



Property Information

Directions to Property:

From Frankville, IA, travel North on 114th Ave/County Line Rd 1.6 miles. Then travel East on 190th St 0.4 miles. From there, head South 0.2 miles, the farm will be on the East side of the road.

Property Description:

Farmers National Company is proud to present a highly productive farm located in the heart of Allamakee County, Iowa. This exceptional tract offers 73.45 taxable acres, including 67.94 tillable acres with a CSR2 rating of 68.34, reflecting strong soil quality and consistent crop performance.

The farm boasts excellent fertility and has a proven history of high yields, making it a valuable asset for row crop production. Its gently rolling terrain supports efficient field operations, and the well-maintained access points enhance ease of use for equipment and logistics.

Whether you’re an investor, operator, or looking to expand your current holdings, this property offers a rare opportunity to acquire high-quality farmland in a region known for its agricultural strength and scenic beauty.

Legal Description:

The south one-half (S1/2) of the Northwest fractional quarter (NW Fr1/4) of section nineteen (19), Township Ninety-Seven (97) North, Range Six (6) West of the 5th P.M., Allamakee County, IA and South part of the North one-half (N1/2) of the Northwest Quarter (NW1/4) of Section Nineteen (19), Township Ninety-seven (97) North, Range Six (6) west of the 5th P.M., Allamakee County, IA, Except lot one (1) in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of said Section Nineteen (19). (Auditor’s Parcel Nos. 1419100002 and 1419100004).

Farm Data:

Cropland	67.94 acres
Non-crop	<u>5.51 acres</u>
Total	73.45 acres

FSA Information:

Crop	Base	Yield
Corn	34.02 acres	103 bushels
Oats	2.12 acres	56 bushels
Total	51.68 acres	

Taxes:

\$2,426

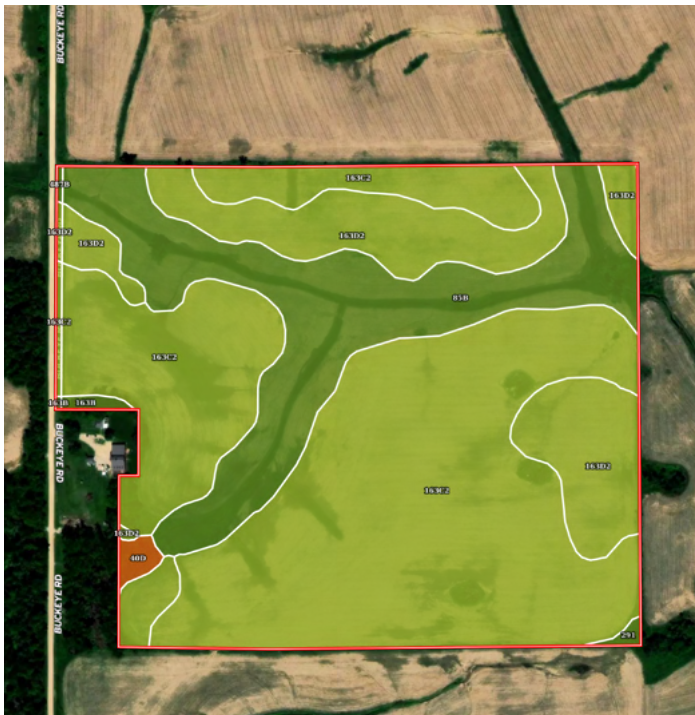
Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	43.16	58.4	72.0	0	84	3e
85B	Eitzen silt loam, 2 to 5 percent slopes	16.03	21.69	79.0	0	91	2w
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	13.77	18.63	46.0	0	81	3e
40D	Fayette silt loam, karst, 2 to 14 percent slopes	0.45	0.61	5.0	0	87	7e
163B	Fayette silt loam, 2 to 6 percent slopes	0.26	0.35	83.0	80	89	2e
291	Atterberry silt loam, 1 to 3 percent slopes	0.18	0.24	85.0	0	95	2e
487B	Otter-Worthen complex, 1 to 4 percent slopes	0.06	0.08	79.0	0	82	2w
TOTALS		73.91(*)	100%	68.34	0.28	85.02	2.8



Online 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 or such other date agreed to by the parties. Subject to current lease.

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 the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent 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 is on 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 the closing agent.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting Monday, November 3, 2025, at 8:00 AM until Tuesday, November 4, 2025, at 1:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. All decisions of Farmers National Company 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: St. Gabriel's Communications Ltd D/B/A Kfhc Radio Station of Sioux Falls

Online Bidding Procedure: This online auction begins on Monday, November 3, 2025, at 8:00 AM. Bidding closes on Tuesday, November 4, 2025, at 1:00 PM.

To register and bid on this auction go to: www.FNCBid.com

All bids on the tracts 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 online 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.