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**A-31347**

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# ONLINE PASTURE AUCTION

**80.24± Acres, Lyon County, Iowa**

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

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

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

## **Highlights:**

- **Excellent, larger parcel of pastureland**
- **Electricity on site and both a reliable well and water from the creek**
- **Fences are in very good shape**



**For additional information, please contact:**

**Paul Sickler, AFM/Agent | (605) 366-4704**

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

# Property Information

**Property Description:** 80.24± acres of pastureland located in Sioux Township, Lyon County, Iowa! Pastureland does not come up for sale often in this area. If you are a cow calf operator looking to expand your operation, you'll want to take a look at this parcel. The pastureland has good grass and an excellent water source, both from the natural creek and from the well. A portion of the acres have been hayed in the past. The fences throughout are in good shape.

**Directions to Property:** From the west edge of Larchwood, Iowa, travel north on Cherry Avenue for approximately two miles. The farm will be on the west side of Cherry Avenue. Signs will be posted on the property.

**Legal Description:** Parcel C in the SE1/4 of Section 13, T100N, R48W of the 5th P.M., Lyon County, Iowa.

**Additional Comments:** Farmers National Company is honored to represent St. Gabriel's Communications, Ltd. in offering at auction this 80 acres of pasture in Sioux Township, Lyon County, Iowa, located just north of Larchwood. If you are a cattle producer looking for quality pasture acres to add to your operation, make plans now to bid on this property by getting registered to bid on this online only auction.

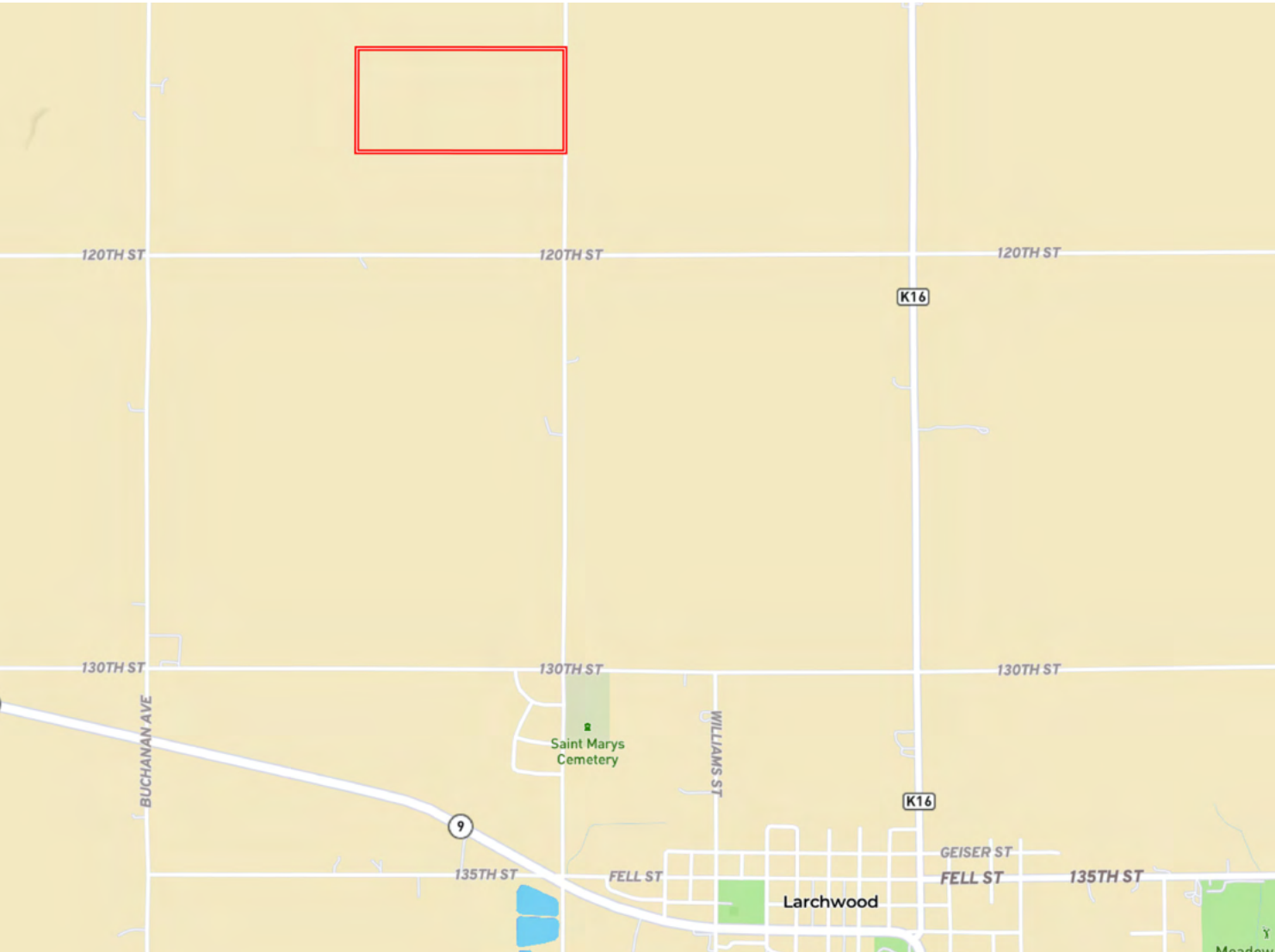
**Improvements:** Excellent well

**Farm Data:**

Pasture	80.24± acres
Total	80.24± acres

**Taxes:** \$1,842.00

## Location Map





### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
733	Calco silty clay loam, 0 to 2 percent slopes	31.88	39.79	78.0	0	75	2w
410C2	Moody silty clay loam, cool, 6 to 11 percent slopes, eroded	21.18	26.43	65.0	0	68	3e
33D	Steinauer clay loam, 9 to 14 percent slopes	12.7	15.85	31.0	0	59	4e
910B	Trent silty clay loam, 2 to 5 percent slopes	5.62	7.01	73.0	99	86	1
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	1.91	2.38	77.0	0	91	2w
174C2	Bolan loam, 5 to 9 percent slopes, moderately eroded	1.84	2.3	47.0	0	68	3e
411B	Egan silty clay loam, 2 to 5 percent slopes	1.79	2.23	74.0	0	77	2e
410D2	Moody silty clay loam, 11 to 17 percent slopes, eroded	1.18	1.47	34.0	0	59	3e
33E	Steinauer clay loam, 14 to 18 percent slopes	0.88	1.1	19.0	0	56	4e
411C2	Egan silty clay loam, 5 to 9 percent slopes, moderately eroded	0.85	1.06	67.0	0	68	3e
401D2	Crofton silt loam, 9 to 14 percent slopes, eroded	0.3	0.37	34.0	0	64	3e
TOTALS		80.13(*)	100%	64.36	6.94	71.09	2.59



# 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 on or about December 5, 2025, or such other date agreed to by the parties. Subject to: the current lease that ends on February 28, 2026. The current lease has been 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 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. The cost of any escrow closing services will be equally paid by the Seller and the Buyer(s).

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

**Closing:** The sale closing is on or about December 5, 2025, 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 the closing agent.

**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.

**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. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minute time frame. 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., an Iowa non-profit corporation, d/b/a KFHC Radio Station of Sioux City, Iowa

**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](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 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.



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