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ONLINE AUCTION

80.63± Acres, Pocahontas 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

Highlights:

- **Quality Pocahontas County farm**
- **Hunting Opportunities**
- **Open lease for 2026!**



For additional information, please contact:
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Property Information

Property Description:

High-quality, productive farmland in Pocahontas County. This tract is ideally located near strong grain markets, making it an excellent opportunity for expanding farm operations or agricultural investors. Available for the 2026 growing season, the property includes a mix of tillable acres, CRP ground, and timberland—offering both income potential and natural diversity.

Directions to Property:

From Gilmore City, Iowa, travel 8.50 miles south on 340th Avenue, and the property is located on the west side of the road.

Legal Description:

East Half of section 9 lying North and East of center line of S1/2SE1/4 & a strip of land 21' wide along W line of N1/2SE1/4 Sec. 13, Twp90N, Rge 31W of the 5th P.M. Pocahontas County, Iowa.

Farm Data:

Cropland	36.82 acres
Non-crop	19.17 acres
CRP	20.10 acres
Roadway, ditches, lane	4.54 acres
Total	80.63 acres

FSA Information:

Crop	Base	Yield
Corn	21.90 acres	144 bushels
Soybeans	2.40 acres	41 bushels

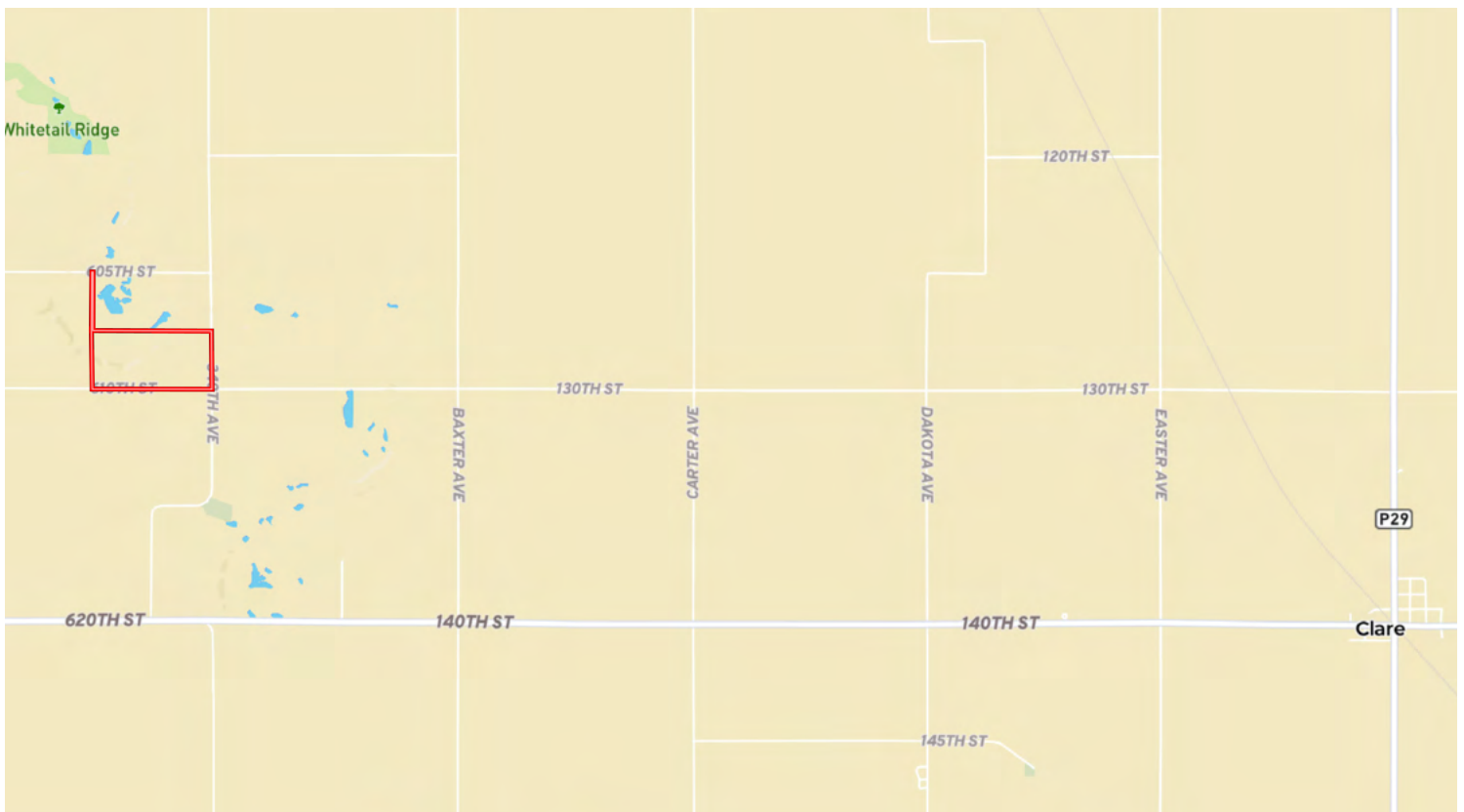
CRP Information:

20.10 acres with an annual payment of \$2,980.00, expiring 9/30/2030

Taxes: \$2,036.00



Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	20.76	25.23	76.0	0	82	2w
138B	Clarion loam, 2 to 6 percent slopes	15.9	19.33	89.0	0	83	2e
107	Webster clay loam, 0 to 2 percent slopes	13.63	16.57	86.0	0	83	2w
62G	Belview loam, 22 to 40 percent slopes	10.92	13.27	10.0	0	16	7e
62E	Storden loam, 10 to 22 percent slopes, moderately eroded	8.48	10.31	32.0	0	56	4e
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.03	6.11	83.0	0	69	3e
55	Nicollet clay loam, 1 to 3 percent slopes	5.02	6.1	89.0	0	81	1
27B	Terril loam, 2 to 6 percent slopes	1.44	1.75	87.0	0	91	2e
5010	Pits, gravel	0.46	0.56	-	0	-	-
108B	Wadena loam, 2 to 6 percent slopes	0.34	0.41	52.0	0	62	2e
507	Canisteo clay loam, 0 to 2 percent slopes	0.18	0.22	84.0	0	82	2w
1236B	Angus loam, 2 to 6 percent slopes	0.06	0.07	85.0	0	83	2e
236F	Lester loam, 10 to 22 percent slopes	0.04	0.05	36.0	0	67	6e
TOTALS		82.26(*)	100%	67.76	-	69.66	2.88



Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on December 5, 2025, 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 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 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 five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers make 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers 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 Gabriels Communications LTD., an Iowa non-profit corporation, d/b/a KFHC Radio Station of Sioux City, Iowa

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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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