



**FARMERS
NATIONAL**
C O M P A N Y

A-4048

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

78.7± Acres, Montgomery County, Iowa

Wednesday, September 23, 2026 | 10:00 AM

Montgomery County Fair-Gold Auditorium Building | 1809 N Fourth Street, Red Oak, Iowa

Highlights:

- **Highly productive Montgomery County farm boasting an average CSR2 rating of 75.8!**
- **Well maintained, terraced, and tiled farm, open for the 2027 crop year!**
- **Professionally managed by Farmers National Company since 1947.**



For additional information, please contact:

Clint Freund, Agent | (712) 243-4278 or (515) 835-1706

CFreund@FarmersNational.com

Bidding starts | Friday, September 18, 2026 at 8:00 AM
Bidding closes | Wednesday, September 23, 2026 at close of the live event.

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

Property Information

Property Description: Don't miss this opportunity to own a highly productive and well-maintained farm in Montgomery County, Garfield Township, just outside Red Oak, Iowa. With an impressive 75.8 CSR2 average, this farm has been enhanced with extensive terraces and tile drainage systems that support long-term productivity and conservation. Professionally managed by Farmers National Company since 1947, the property has a proven history of excellent stewardship. Open for the 2027 crop year and conveniently located along Highway 34, this farm offers an outstanding opportunity for both operators and investors seeking a quality Iowa farmland investment.

Directions to Property: From the intersection of Highway 48 and Highway 34 at Red Oak, Iowa, travel 4.5 miles west on Highway 34. The farm is located on the north side of the highway.

Legal Description: W1/2 of the SE1/4 of Section 15, Twp. 72, Rge. 39, West of the 5th P.M., Montgomery County, Iowa. Abstract to govern legal description.

Farm Data:

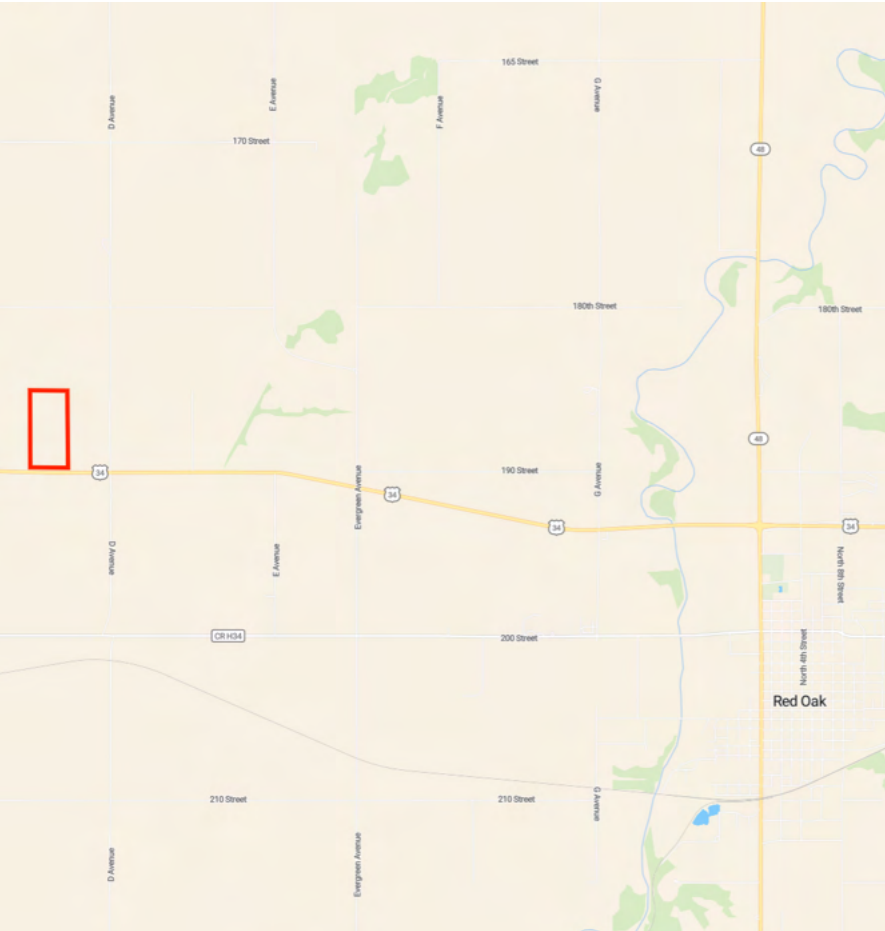
Cropland	66.00 acres
Hayland	3.60 acres
Non-crop	5.47 acres
<u>Terraces</u>	<u>3.63 acres</u>
Total	78.70 acres

FSA Information:

Crop	Base	Yield
Corn	34.05 acres	166 bushels
Soybeans	34.05 acres	53 bushels

Taxes: \$3,302

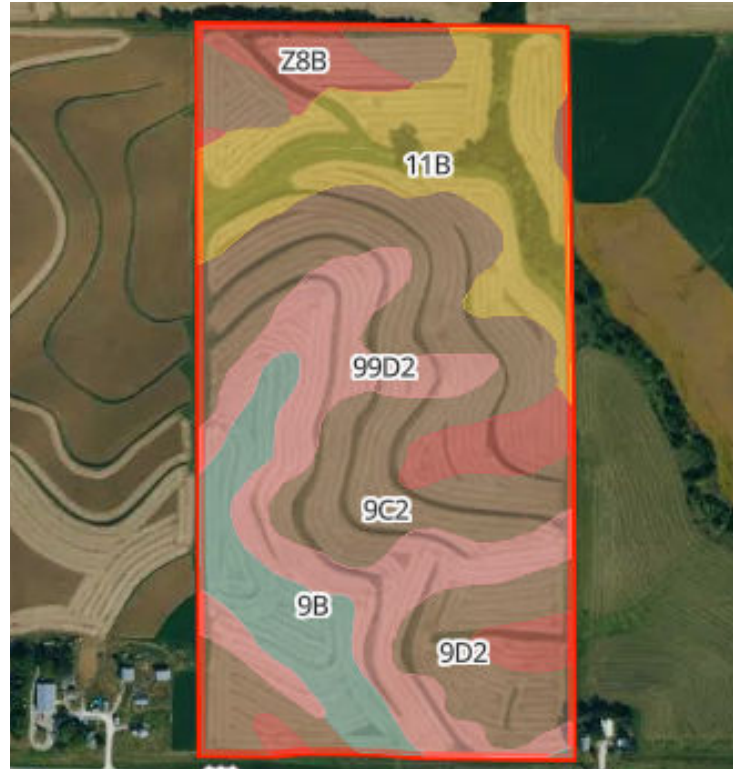
Location Map



Aerial Map



Soil Map



75.8/100 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	29.4%	22.8	3e	--	59
●	11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	20.4%	15.9	2w	--	81
●	9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	18.7%	14.5	3e	--	87
●	9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	11.4%	8.8	3e	--	61
●	9B	Marshall silty clay loam, 2 to 5 percent	9.4%	7.3	2e	--	95
●	Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	9.1%	7.1	2e	--	92
●	99C2	Exira silty clay loam, 5 to 9 percent slopes, eroded	1.6%	1.3	3e	--	87

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 October 28, 2026 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 Billings and Mensen Law Office.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Billings and Mensen Law Office 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 October 28, 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 Billings and Mensen Law Office.

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: Clark and Joyce Palmer 1998 Trust

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on **Friday, September 18, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, September 23, 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.

