

A-4562



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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**240± Acres, Shelby County, Iowa**

**November 7, 2025 | 10:00 AM**

**St. Mary's Parish Center | 412 4th Street, Portsmouth, Iowa 51565**

## **Highlights:**

- **Opportunity to own a Legacy Farm in Shelby County, Iowa.**
- **Open tenancy for 2026!**
- **Located in a strong farming area.**



**Clint Freund, AFM, Agent**  
**(515) 835-1706**  
**[CFreund@FarmersNational.com](mailto:CFreund@FarmersNational.com)**

Bidding starts | November 3, 2025 at 8:00 AM  
Bidding closes | November 7, 2025 at the close of the live event

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

## Property Information

**Directions to Property:**

From Portsmouth, Iowa; travel north on Cedar Road approximately three miles, farm is southeast of the intersection of Cedar Road and 1400th St.

**Legal Description:**

The Northwest Quarter and the West Half of the Northeast Quarter of Section 33, Township 80 North, Range 40, West of the 5th P.M., Shelby County, Iowa

**Property Description:**

Don't miss this opportunity to purchase a well-maintained, quality farm located in a tightly held area of Shelby County, Iowa. This property is nearly 90% tillable, featuring well-established terraces and a history of meticulous care and stewardship. The farm has been in the same family since the 1880's, reflecting generations of commitment to soil health and conservation. Its excellent condition and proven productivity make it a rare opportunity in today's market. Whether you're an investor, operator, or looking to expand your land base, this farm offers strong agronomic fundamentals and long-term value.

**Farm Data:**

Cropland	213.93 acres
Non-crop	24.43 acres
CRP	0.84 acres
Ponds	<u>0.80 acres</u>
Total	240.00 acres

**FSA Information:**

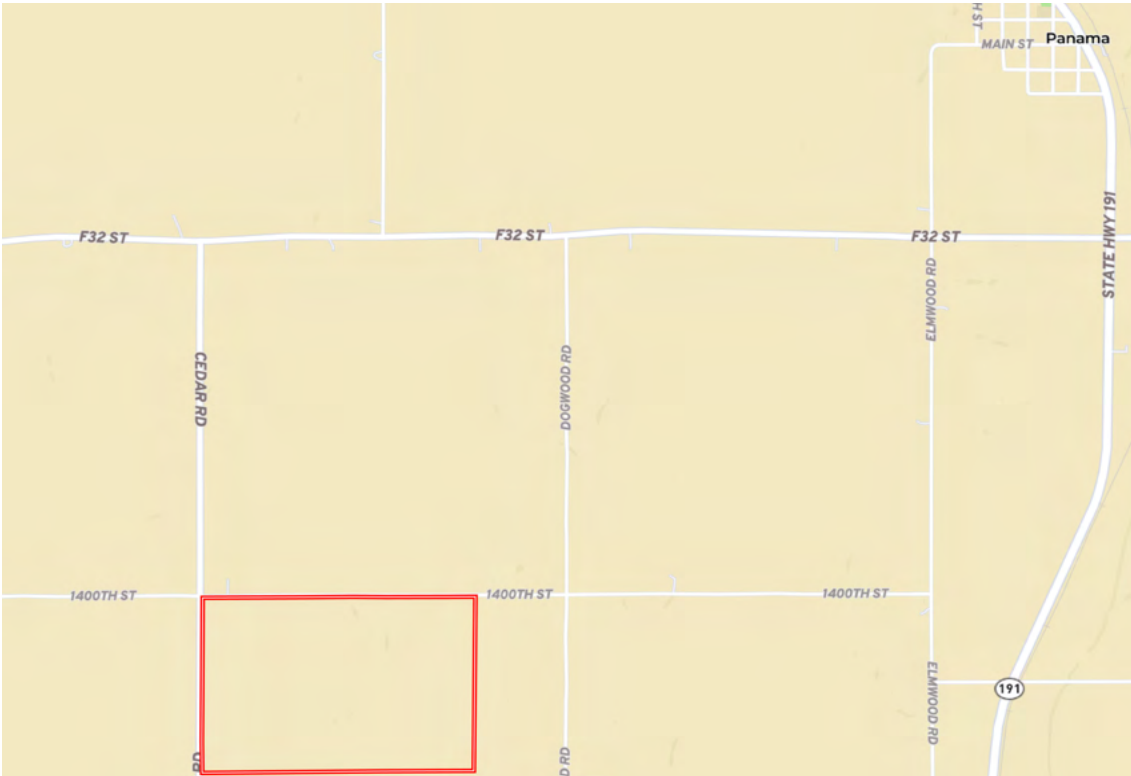
Tract 1	Base	Yield
Corn	110.0 acres	163 bushels
Soybeans	107.7 acres	43 bushels

**CRP:**

0.84 ± acres enrolled in the CRP program, contract expires September 30, 2026. Annual payment of \$384.

**Taxes:** \$7,882

## Location Map





## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	54.62	23.38	18.0	0	55	4e
431B	Judson-Ackmore-Colo, overwash complex, 1 to 5 percent slopes	52.82	22.61	81.0	0	86	2e
100B	Monona silty clay loam, 2 to 5 percent slopes	41.23	17.65	95.0	0	87	2e
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	30.69	13.14	60.0	0	73	3e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	26.27	11.25	32.0	0	59	3e
100E2	Monona silty clay loam, 14 to 20 percent slopes, eroded	10.73	4.59	46.0	0	68	4e
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	10.51	4.5	87.0	0	90	3e
100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	3.75	1.61	85.0	0	76	3e
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	3.0	1.28	58.0	0	60	3e
TOTALS		233.62(*)	100%	58.91	-	73.05	2.88





# Simulcast Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Seller will pay those real estate tax installments due and payable through December 31, 2025.

**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 7, 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 Kohorst & Fischer Law Firm, PLLC.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Kohorst & Fischer Law Firm, PLLC 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 paid equally by both.

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

**Closing:** The sale closing will be on January 7, 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 Kohorst & Fischer Law Firm, PLLC.

**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:** Kenneth D. Kremers Family Trust

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on **November 3, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on November 7, 2025**, with bidding concluding at the end of the live auction.

**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 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.

