FARMERS NATIONAL COMPANY

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A-75753



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LAND AUCTION

SIMULCAST LIVE AND ONLINE

360.17± Acres, Hamilton County, Iowa

Thursday, November 19, 2026 | 8:00 AM

Briggs Wood Conference Center Van Diest Supply Company Meeting Room

2501 Briggs Woods Trail Webster City, Iowa 50595

Highlights:

- 360.17± acres offered in four tracts through a Choice Auction format
- Consistent soil productivity with CSR2 ratings ranging from 71.1 to 75.8 across the tracts
- Excellent location near Webster City with strong access and buyer flexibility



For additional information, please contact:

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AGaneff@FarmersNational.com



Bidding starts | Monday, November 16, 2026 at 8:00 AM
Bidding closes | Thursday, November 19, 2026 at close of live event

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

Property Description

Farmers National Company is pleased to offer 360.17± acres of productive Hamilton County farmland through a High Bidder's Choice Simulcast Auction. Located in Freedom Township, these four tracts feature strong soil productivity, excellent access, and a weighted average CSR2 of 73.2, providing an outstanding opportunity for operators, investors, and 1031 exchange buyers.

Property Summary

- 360.17± Total Acres
- 349.73± Tillable Acres
- 4 Tracts Offered
- Weighted Average CSR2: 73.2
- High Bidder's Choice Simulcast Auction

Tract 1 | 99.70± Acres | 95.2± Tillable Acres | CSR2 71.1

Productive cropland tract featuring Kossuth, Harps, Guckeen, and Okoboji soils with excellent road frontage and accessibility. Approximately 2.63 acres of timber provide potential for a rural acreage site, recreational use, or other future land use opportunities.
Drainage District 171

Tract 2 | 113.05± Acres | 108.43± Tillable Acres | CSR2 73.0

The largest tract in the offering, featuring productive soils, an efficient field layout, and excellent farm expansion potential.
Drainage Districts 171 & 313

Tract 3 | 72.10± Acres | 72.1± Tillable Acres | CSR2 75.8

The highest CSR2 tract in the offering, consisting of highly productive cropland with strong long-term income potential.
Drainage District 313

Tract 4 | 75.32± Acres | 74.0± Tillable Acres | CSR2 73.8

Well-configured cropland tract with productive soils, strong accessibility, and excellent agricultural value. Acreages are derived from GIS mapping and are considered approximate. Final acres and legal descriptions will be determined by survey prior to closing.





Directions to Property:

From the intersection of 2nd Street and Superior Street in Webster City, Iowa, travel south on Superior Street for approximately 0.2 miles. Turn east onto Bank Street and continue for 0.3 miles, where the road becomes Dubuque Street. Continue east for an additional 0.2 miles to Bell Avenue. Turn south on Bell Avenue and travel approximately 0.2 miles, then turn east onto Buxton Drive (225th Street). Proceed east for 0.7 miles to 230th Street and turn south. Follow 230th Street for approximately 1.1 miles to the property. Tracts 1 and 2 are located on the north side of the road, and Tracts 3 and 4 are located on the south side of the road.

Legal Description:

Tracts 1 & 2

SE ¼ and East ½ of SW ¼, Section 5, Township 88 North, Range 25 West of the 5th P.M., being partially within the corporate limits of Webster City, Iowa. Subject to road and easement for road.

AND

That part of the NE ¼ of the NW ¼ lying North of Boone River, situated in Section 8, Township 88 North, Range 25 West of the 5th P.M., Hamilton County, Iowa, containing 3.86 acres, more or less.

EXCEPT

Auditor's Parcel Letter "C" in the SE ¼ of SW ¼ and SW ¼ of SE ¼, Section 5, and Auditor's Parcel Letter "C" in the NE ¼ of NW ¼, Section 8, all in Township 88 North, Range 25 West of the 5th P.M., per Survey Cabinet Slide 8A, page 8. Subject to road.

Tracts 3 & 4

West ½ of Section 9, Township 88 North, Range 25 West of the 5th P.M., Hamilton County, Iowa, EXCEPT the South 150 Acres thereof; and EXCEPT Lot 1, Carrie Mills Addition to Hamilton County, Iowa as located in the NW ¼ of NW ¼ of Section 9, Township 88 North, Range 25 West of the 5th P.M., containing approximately 3.23 acres.

Abstracts to govern legal descriptions

Improvements:

Older utility shed on Tract 2 with minimal contributory value.

Building	Condition	Year Built	Comments
Machine Shed	Poor	1900	Poor Condition

2025 Taxes:

Tract 1 & 2: $8,792
Tract 3: $3,092
Tract 4: $3,096

Farm Data:

Tract 1

Cropland	95.2 acres
Non-crop	1.87 acres
Woods	2.63 acres
Total	99.70 acres

Tract 2

Cropland	108.43 acres
Non-crop	4.24 acres
Buildings	0.38 acres
Total	113.05 acres

Tract 3

Cropland	72.10 acres
Non-crop	0.00 acres
Total	72.10 acres

Tract 4

Cropland	74.00 acres
Non-crop	1.32 acres
Total	75.32 acres

FSA Information:

Tracts 1 & 2	Base	Yield
Corn	101.79 acres	169 bushels
Soybeans	101.77 acres	43 bushels

Tracts 3 & 4	Base	Yield
Corn	73.06 acres	169 bushels
Soybeans	73.04 acres	43 bushels

Subject to reconstitution if sold separate

Location Map



Aerial Map | Tract 1



Soil Map | Tract 1



71.1 /100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	388	Kossuth silty clay loam, 0 to 2 percent slopes	42.6%	42.5	2w	--	72
●	95	Harps clay loam, 0 to 2 percent slopes	21.4%	21.3	2w	--	72
●	385	Guckeen clay loam, 1 to 3 percent slopes	19.9%	19.8	2w	--	76
●	6	Okoboji silty clay loam, 0 to 1 percent slopes	14.8%	14.8	3w	--	59
●	52B	Bode clay loam, 2 to 6 percent slopes	1.3%	1.3	2e	--	91









Aerial Map | Tract 2



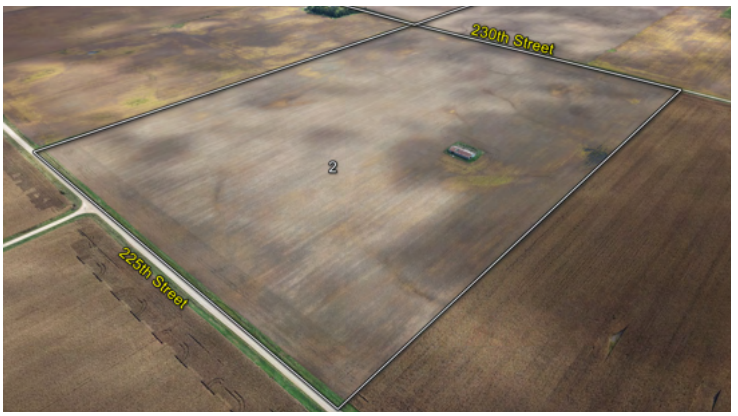
Soil Map | Tract 2

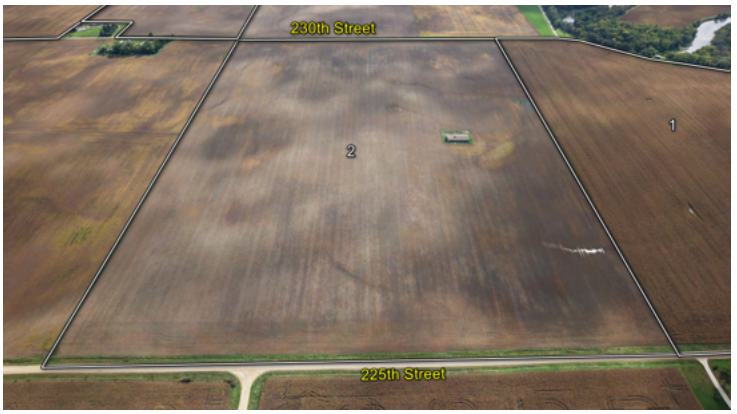


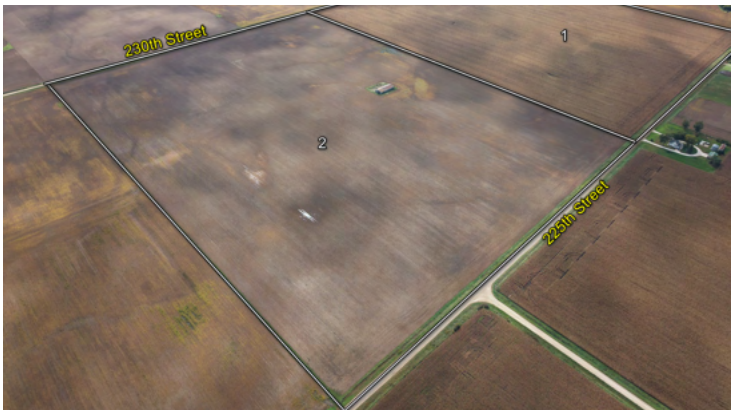
73/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	388	Kossuth silty clay loam, 0 to 2 percent slopes	29.3%	33.1	2w	--	72
●	52B	Bode clay loam, 2 to 6 percent slopes	18.6%	21.1	2e	--	91
●	385	Guckeen clay loam, 1 to 3 percent slopes	18.1%	20.4	2w	--	76
●	6	Okoboji silty clay loam, 0 to 1 percent slopes	14.7%	16.7	3w	--	59
●	1507	Brownton silty clay loam, 0 to 2 percent slopes	11.6%	13.1	2w	--	62
●	95	Harps clay loam, 0 to 2 percent slopes	5.4%	6.1	2w	--	72
●	175C	Dickinson sandy loam, 5 to 9 percent slopes	1.2%	1.3	3e	--	46
●	52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	1.1%	1.2	2e	--	84









Aerial Map | Tract 3



Soil Map | Tract 3



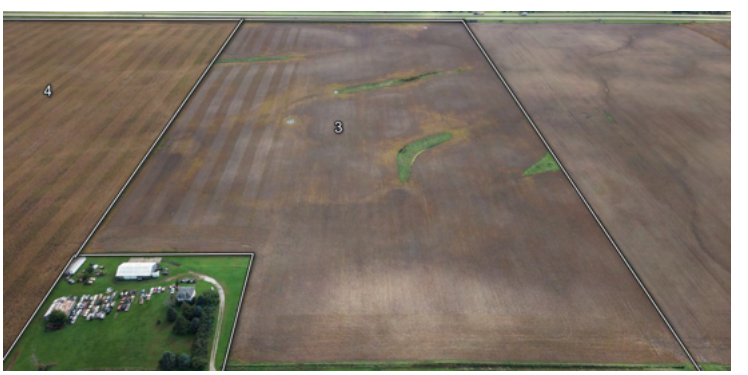
75.8/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	388	Kossuth silty clay loam, 0 to 2 percent slopes	28.6%	20.6	2w	--	72
	52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	19.7%	14.2	2e	--	84
	52B	Bode clay loam, 2 to 6 percent slopes	12.9%	9.3	2e	--	91
	385	Guckeen clay loam, 1 to 3 percent slopes	12.8%	9.2	2w	--	76
	135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	12.4%	8.9	2w	--	76
	138...	Clarion loam, 9 to 14 percent slopes, moderately eroded	8.7%	6.3	3e	--	57
	175B	Dickinson sandy loam, 2 to 5 percent slopes	1.8%	1.3	2e	--	51
	1507	Brownton silty clay loam, 0 to 2 percent slopes	1.6%	1.2	2w	--	62
	6	Okoboji silty clay loam, 0 to 1 percent slopes	1.4%	1	3w	--	59
	62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	0.1%	0.1	3e	--	64









Aerial Map | Tract 4



Soil Map | Tract 4



73.8/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	388	Kossuth silty clay loam, 0 to 2 percent slopes	26.2%	19.8	2w	--	72
●	52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	17.4%	13.1	2e	--	84
●	1507	Brownton silty clay loam, 0 to 2 percent slopes	16.9%	12.7	2w	--	62
●	52B	Bode clay loam, 2 to 6 percent slopes	16.3%	12.3	2e	--	91
●	385	Guckeen clay loam, 1 to 3 percent slopes	5.4%	4	2w	--	76
●	135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	4.8%	3.6	2w	--	76
●	138...	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.0%	3	3e	--	57
●	175C	Dickinson sandy loam, 5 to 9 percent slopes	3.4%	2.6	3e	--	46
●	6	Okoboji silty clay loam, 0 to 1 percent slopes	2.5%	1.9	3w	--	59
●	95	Harps clay loam, 0 to 2 percent slopes	1.8%	1.4	2w	--	72
●	175B	Dickinson sandy loam, 2 to 5 percent slopes	1.2%	0.9	2e	--	51









Simulcast Live and Online

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 January 7, 2027, 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 Groves and Chizek 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 Groves and Chizek 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 is on January 7, 2027, 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 Groves and Chizek 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 Seller will pay the survey cost. Final contract prices will be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in four individual tracts. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. The real estate will sell in the manner resulting in the highest total price. 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 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.

Sellers: Richard Baxter & John Baxter

Auctioneer: Joel Ambrose

License Number: S61482000

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, November 16, 2026, at 8:00 AM**. Bidding will be simultaneous with the live auction at **10:00 AM on Thursday, November 19, 2026**, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: **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.

FARMERS NATIONAL COMPANY

LEADERS IN LAND