



SCAN THE QR CODE  
FOR MORE INFO!



# ONLINE AUCTION

**160± Acres, Franklin County, Iowa**

**Bidding starts | Wednesday, February 18, 2026, at 8:00 AM**

**Bidding closes | Thursday, February 19, 2026, at 1:00 PM**

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

## Highlights:

- High-Quality Cropland with Strong CSR2 Rating in Franklin County!
- Large Contiguous Tract with Gently Rolling Terrain!
- Buyer to Receive 2026 Cash Rent



**For additional information, please contact:**  
**Alex Mitchell, Agent/AFM | (641) 426-6796**  
**AMitchell@FarmersNational.com**

## Property Information

## Property Description:

Discover a rare opportunity to own one of Iowa's most productive farms, an exceptional 160-acre property in Franklin County that combines premium soil quality and proven yields. This farm includes 156 taxable acres, with approximately 155.24 acres of highly productive tillable land. Featuring an impressive 93.4 CSR2 rating, the soils, primarily Dinsdale loams, rank among the most fertile in Iowa, offering excellent water retention, drainage, and nutrient availability. With a strong history of good fertility and consistently high yields, it is ideal for corn-soybean rotations. Classified as Non-Highly Erodible Land (NHEL), the property provides operational flexibility and reduced compliance requirements. Dual-side access ensures efficient equipment movement and grain hauling. This farm offers top-tier soil quality that supports long-term appreciation and premium rental rates, along with stable income potential through nearly all tillable acres suited for cash rent agreements. For farmers, it delivers exceptional yield potential, established fertility, and operational efficiency with a large contiguous tract and easy access for modern equipment and precision farming practices. This is truly a high-quality, high-performing property in Iowa's heartland.



## Directions to Property:

From Geneva, Iowa, head east on 105th Street 2.8 miles. Then head south 0.5 miles. Head east 0.2 miles, and the farm will be on the south side of the road.

## Legal Description:

NE 1/4 of Section 27, Township 91 North, Range 19  
West of the 5th P.M., Franklin County, Iowa

## Farm Data:

Cropland	155.24 acres
<u>Non-crop</u>	4.76 acres
Total	160.00 acres

## FSA Information:

<b>Crop</b>	<b>Base</b>	<b>Yield</b>
Corn	97.0 acres	157 bushels
Soybeans	58.2 acres	50 bushels

**Taxes:** \$5,954

## Property Location



## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	68.99	44.26	94.0	0	89	2e
184	Klinger silty clay loam, 1 to 4 percent slopes	63.5	40.74	95.0	0	89	1
382	Maxfield silty clay loam, 0 to 2 percent slopes	22.87	14.67	87.0	0	78	2w
377	Dinsdale silty clay loam, 0 to 2 percent slopes	0.5	0.32	99.0	0	86	1
TOTALS		155.8 6(*)	100%	93.4	-	87.38	1.59



# 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 March 26, 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 Laird Law Firm.

**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 March 26, 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 Laird Law Firm.

**Sale Method:** The real estate will be offered in one individual tract. All bids are open for advancement starting Wednesday, February 18, 2026, at 8:00 AM until Tuesday, February 19, 2026, 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 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 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 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 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:** John Baxter and Richard Baxter

**Online Bidding Procedure:** This online auction begins on Wednesday, February 18, 2026, at 8:00 AM. Bidding closes on Tuesday, February 19, 2026, at 1:00 PM.

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

Bidders can also bid in person at the Farmers National Company office located at 605 E State Street, Algona, Iowa 50511. Farmers National Company personnel will walk through the online bidding process through the main office computer.

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.

**[www.FarmersNational.com](http://www.FarmersNational.com)**

Real Estate Sales • Farm and Ranch Management • Energy Management  
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities