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# ONLINE AUCTION

**189.62± Acres, Cherokee County, Iowa**

**Bidding starts | Monday, August 3, 2026 at 12:00 PM**

**Bidding closes | Thursday, August 6, 2026 at 12:00 PM**

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

## Highlights:

- High percentage tillable, productive farm
- Extremely easy to access
- Located near aggressive grain markets



For additional information, please contact:  
**Scott Louscher, AFM/Agent | (712) 540-1184**  
[SLouscher@FarmersNational.com](mailto:SLouscher@FarmersNational.com)

# Property Information

## Directions to Property:

From Marcus, Iowa (intersection of L36 and Hwy 3) travel 8 miles south on L36 and 2 1/2 miles west on C44. This puts you at the northeast corner of the farm. Or from Remsen, Iowa (intersection of Hwy 3 and Hwy 140) travel 8 miles south on Hwy 140 and 5 miles East on C44. This puts you at the northwest corner of the farm.

## Legal Description:

NW1/4 and N 22.62 acres of the NE 1/4 of the SW1/4 of Section 19, T91 N, R42 W of the 5th PM, Cherokee County, Iowa.

## Property Description:

Highly productive, tiled, well-cared for farm located in western Cherokee County. Located along County Road C44 provides easy access and close proximity to aggressive grain markets. With a CSR2 of nearly 90, the Storey property offers an excellent opportunity to own a top-tier farm!

Gross Acres = 189.62

Assessed Acres = 184.54

FSA Farmland Acres = 185.79

FSA Cropland Acres = 182.95



## Farm Data:

Cropland	182.95 acres
Non-crop	<u>6.67 acres</u>
Total	189.62 acres

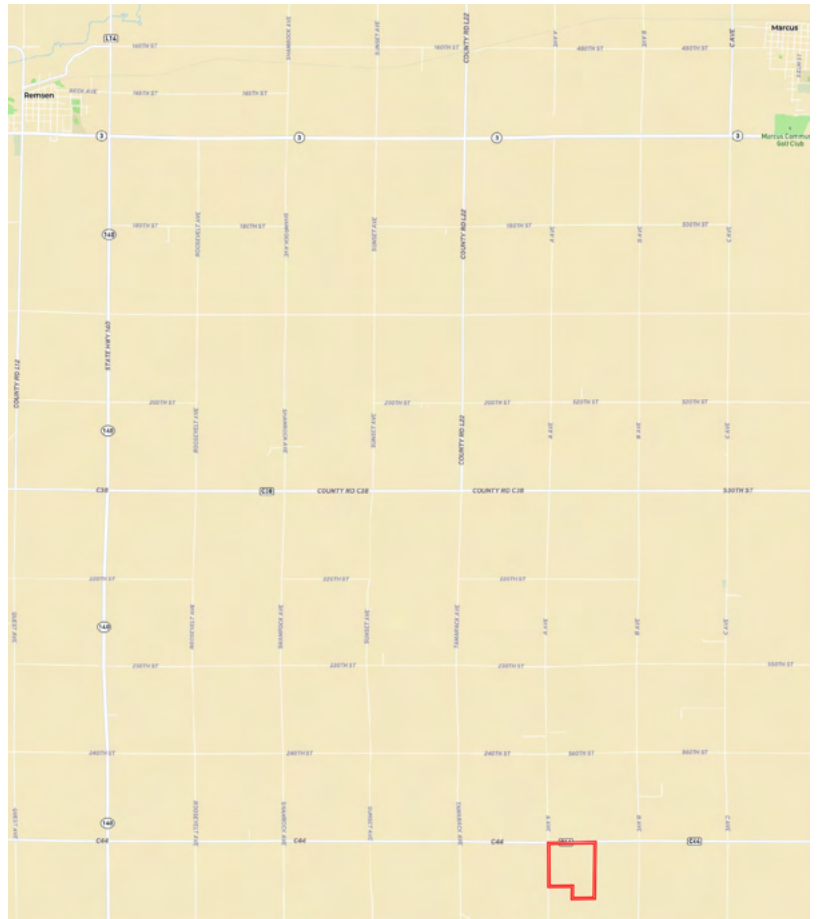
## FSA Information:

Tract 1301	Base	Yield
Corn	105.1 acres	174 bushels
Soybeans	77.1 acres	49 bushels

## Taxes:

\$6,188

## Location Map



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	58.81	31.7	84.0	0	68	3e
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	36.82	19.85	100.0	0	77	1
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	33.77	18.2	95.0	0	76	2e
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	24.46	13.19	80.0	0	86	2w
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	16.04	8.65	78.0	0	81	2w
310B	Galva silty clay loam, 2 to 5 percent slopes	5.82	3.14	95.0	0	75	2e
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	5.32	2.87	90.0	0	70	2e
485B	Spillville loam, 2 to 5 percent slopes	2.66	1.43	88.0	0	86	2e
810C2	Galva silty clay loam, terrace, 5 to 9 percent slopes, eroded	1.79	0.96	84.0	0	69	3e
TOTALS		185.49(*)	100%	88.7	-	75.28	2.13



# 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 October 28, 2026, or such other date agreed to by the parties. Subject to the 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 Real Clear Settlement.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Real Clear Settlement 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 equally paid by both the seller and buyer(s) **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing is 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 Real Clear Settlement.

**Sale Method:** The real estate will be offered as a total unit. **All bids are open for advancement starting Monday, August 3, 2026, at 12:00 PM until Thursday, August 6, 2026, at 12:00 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 minutes 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 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:** Doug Storey and Barbara Will as Co-Trustees of Jay R and Patricia C Storey Rev Trust

**Online Bidding Procedure:** This online auction begins on **Monday, August 3, 2026, at 12:00 PM. Bidding closes on Thursday, August 6, 2026, at 12:00 PM.**

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 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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