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A-9936

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

294± Acres, Montgomery County, Iowa

Thursday, November 13, 2025 | 10:00 AM

Stadium 34 (Red Coach Inn) | 1200 Senate Avenue, Red Oak, Iowa 51566

Highlights:

- **3,000 feet of terraces constructed on Tract 1 in 2020**
- **Open tenancy for the 2026 crop year**
- **Mature timber provides excellent hunting opportunities and potential for timber sales**



For additional information, please contact:

Clint Freund, Agent | (515) 835-1706

CFreund@FarmersNational.com

Bidding starts | Monday, November 10, 2025 at 8:00 AM
Bidding closes | Thursday, November 13, 2025 at the close of the live event

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

Property Information

Don't miss this opportunity to purchase a well-maintained, terraced, and tiled farm featuring above-county-average CSR2 of 79.6 on Tract 1 and 76.5 on Tract 2. Potential to gain more tillable ground by clearing timber. CRP filter strips in place providing additional income, expiring in 2026. Whether you're an investor, operator, or looking to expand your land base, this farm offers strong agronomic fundamentals and long-term value.

Property Location:

Tract 1: From the intersection of Highway 34 and 48 at Red Oak, Iowa; travel one mile west on Highway 34, turn north onto G Avenue. Travel north on G Avenue three miles to 160th Street, turn west onto 160th Street and travel one mile, farm is west of Walnut Creek, on the south side of 160th Street.

Tract 2: From the intersection of Highway 34 and 48 at Red Oak, Iowa; travel one mile west on Highway 34, turn north onto G Avenue. Travel north on G Avenue 2.5 miles to 165th Street, turn west on 165th Street and travel one mile, Tract 2 is on the west side of F Avenue, south of 165th Street. **Signs will be posted.**

Legal Description:

Tract 1: Parcel A of the East Half (E1/2) of Section One (1), Township Seventy-two (72) North, Range Thirty-nine (39), West of the 5th P.M., Montgomery County, Iowa, as shown in Plat of Survey Book 8 Page 352 in the office of the Montgomery County Recorder.

Tract 2: The East Half of the Southeast Quarter (E1/2 SE1/4), the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) and the East Half of the Southwest Quarter of the Southeast Quarter (E1/2 SW1/4 SE1/4), (ALL except Parcel A of the East Half (E1/2) as shown in Plat of Survey Book 8 Page 352 in the office of the Montgomery County Recorder), of Section One (1), and the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Twelve (12), all in Township Seventy-two (72) North, Range Thirty-nine (39), West of the 5th P.M., Montgomery County, Iowa.

Farm Data:

Tract 1:

Cropland	107.3 acres
Non-crop	23.6 acres
CRP	3.80 acres
<u>Timber</u>	<u>30.55 acres</u>
Total	165.25 acres

Tract 2:

Cropland	79.3 acres
Non-crop	16.41 acres
CRP	2.50 acres
<u>Timber</u>	<u>30.54 acres</u>
Total	128.75 acres

FSA Information:

Tracts 1 and 2:

	<u>Yield</u>
Corn	166 bushels
Soybeans	48 bushels
Base Acres are Subject to FSA Reconstitution	

CRP Information:

Tract 1: 3.80 CRP acres with an annual payment of \$1,332.00, expiring on September 30, 2026

Tract 2: 2.5 CRP acres with an annual payment of \$876.00, expiring on September 30, 2026

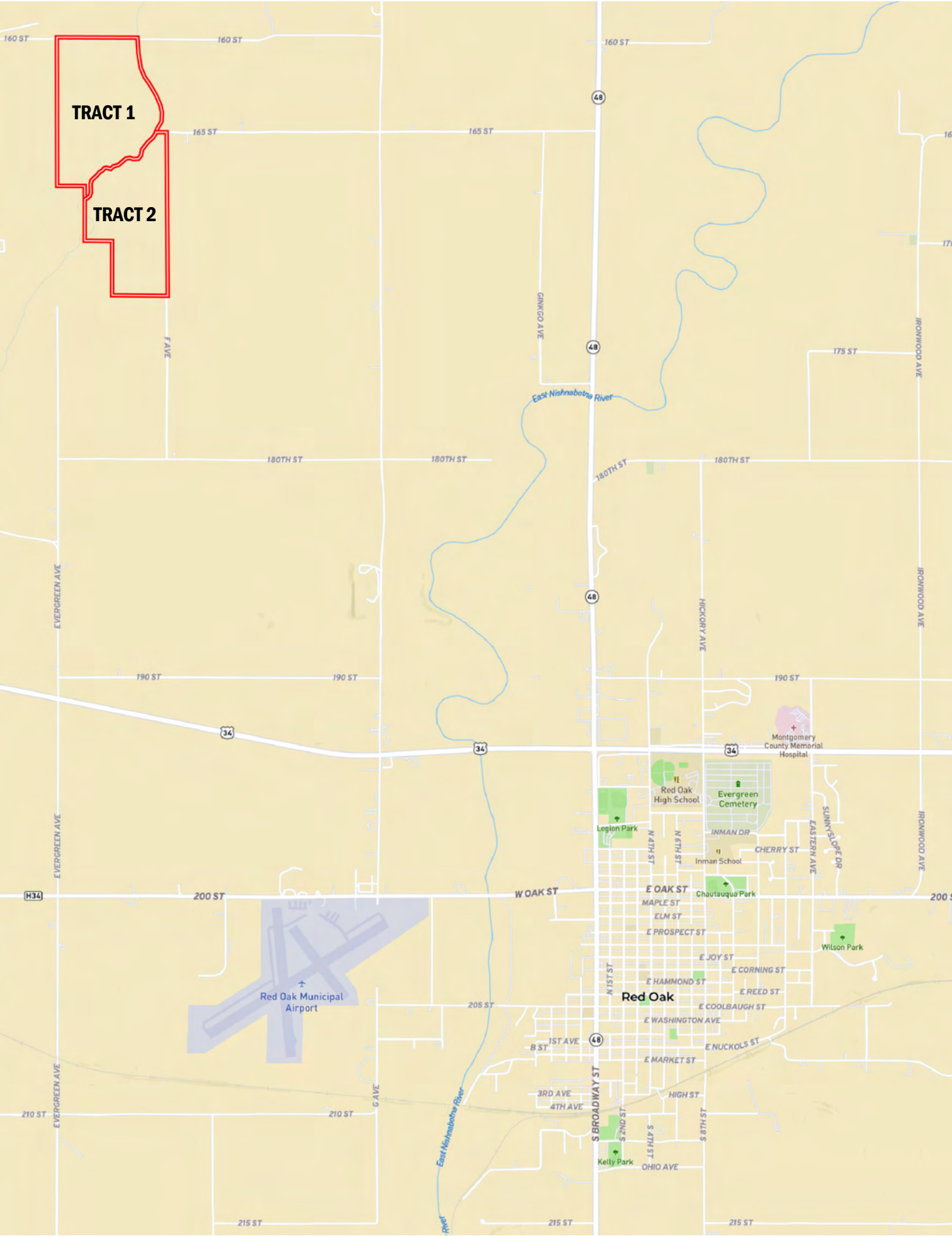
Taxes:

Tract 1: \$6,190 (Estimated)

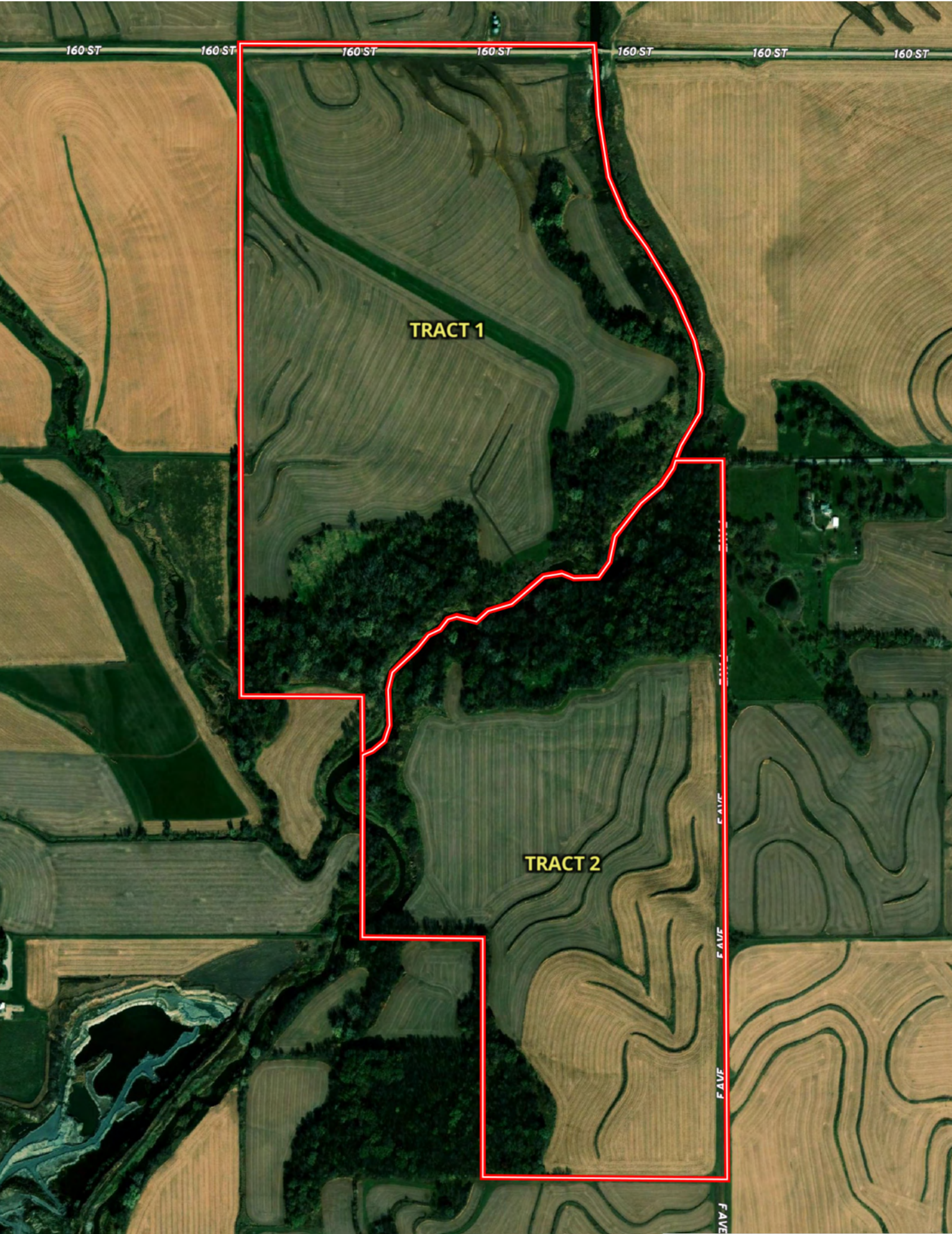
Tract 2: \$4,765 (Estimated)

Additional Comments: Property is subject to MidAmerican Wind Energy Easement, for more details please contact agent.

Location Map

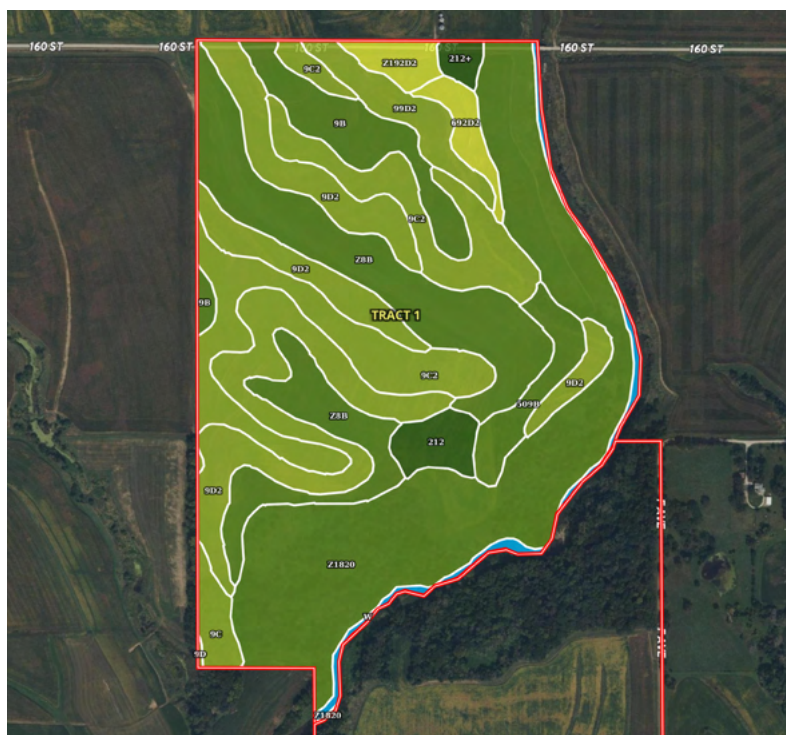


Aerial Map



Tract 1: 165.25± Acres

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	47.46	28.44	87.0	0	94	2W
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	30.25	18.13	61.0	0	86	3e
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	28.99	17.37	92.0	0	96	2e
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	25.13	15.06	87.0	0	90	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	9.25	5.54	95.0	0	89	2e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	5.21	3.12	59.0	0	84	3e
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	4.9	2.94	94.0	0	97	2e
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	3.38	2.03	91.0	0	96	1
W	Water	2.96	1.77	-	0	-	-
692D2	Mayberry silty clay loam, 5 to 14 percent slopes, moderately eroded	2.72	1.63	38.0	0	64	4e
9C	Marshall silty clay loam, 5 to 9 percent slopes	2.64	1.58	89.0	0	96	3e
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	2.54	1.52	14.0	0	62	4e
212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	1.31	0.79	91.0	0	96	1
9D	Marshall silty clay loam, 9 to 14 percent slopes	0.1	0.06	64.0	0	92	3e
TOTALS		166.8 4(*)	100%	79.6	-	89.23	2.42



Tract 2: 128.75± Acres

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	20.68	15.87	61.0	0	86	3e
Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes, occasionally flooded	18.04	13.85	87.0	0	94	2w
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	17.84	13.69	87.0	0	90	3e
Z8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	17.8	13.66	92.0	0	96	2e
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	16.29	12.5	59.0	0	84	3e
9B	Marshall silty clay loam, 2 to 5 percent slopes	7.75	5.95	95.0	0	89	2e
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	7.11	5.46	77.0	0	91	2w
509B	Marshall silty clay loam, terrace, 2 to 5 percent slopes	5.27	4.05	94.0	0	97	2e
9D	Marshall silty clay loam, 9 to 14 percent slopes	4.75	3.65	64.0	0	92	3e
Z24D	Shelby loam, deep loess, 9 to 14 percent slopes	4.29	3.29	54.0	0	81	3e
133+	Colo silt loam, deep loess, 0 to 2 percent slopes, overwash, occasionally flooded	4.02	3.09	78.0	0	86	2w
W	Water	2.39	1.83	-	0	-	-
509C2	Marshall silty clay loam, terrace, 5 to 9 percent slopes, eroded	2.27	1.74	88.0	0	86	3e
9C	Marshall silty clay loam, 5 to 9 percent slopes	1.63	1.25	89.0	0	96	3e
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	0.11	0.08	52.0	0	75	3e
TOTALS		130.24(*)	100%	76.46	-	88.24	2.53



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 date of 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 **Tract 1:** December 30, 2025; **Tract 2:** January 7, 2026, or such other date agreed to by the parties. Farm will be sold subject to hunting lease, expiring 2/1/2026.

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 Firm.

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 Firm 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 December 30, 2025 for Tract 1, and January 7, 2026 for Tract 2, 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 Firm.

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) and Seller will each pay one-half of the survey cost. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres. Tract 1 survey cost of \$4,912 will be split 50/50 between Buyer(s) and Seller.

Sale Method: The real estate will be offered in two individual tracts. 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: Caroline Lawrie, Joan Lawrie, B Trust of the Turner Trust Agreement

Auctioneer: Kam Hartstack

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, November 10, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, November 13, 2025**, 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.



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