



**Farmers
National
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L-2500486

SCAN THE QR CODE
FOR MORE INFO!



FOR SALE BY BIDS

13.74± Acres, Jasper County, Iowa

Offered in One Tract

BIDS DUE: Monday, November 3, 2025, by 4:00 PM

Contact Agents for Additional Details!

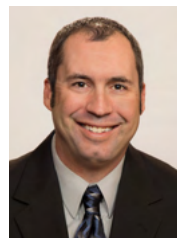
Highlights:

- Residential acreage building site, income potential on 13.74 acres!
- “UNINHABITABLE DWELLING CONDITION”, building site in “AS-IS” condition
- Electricity on site, rural water available at road, cropland with OPEN TENANCY for 2026!



For additional information, please contact:

**John Van Zee, Agent | (641) 521-0151
JVanZee@FarmersNational.com**



**Eric Van Zee, Agent | (515) 971-2633
EVanZee@FarmersNational.com**

Property Information

Directions to Property: 2 1/2 miles North of Kellogg on Highway 224 to the intersection of County F-27. Address; 5804 Highway 224 North, Kellogg, Iowa 50135

Legal Descriptions: Parcel A in the NW 1/4 of the NW 1/4 of Section 12, Township 80 North, Range 18 West of the 5th P.M., Jasper County, Iowa. Beacon Parcel #0912100005

Property Description: Residential acreage/small farm with “UNINHABITABLE DWELLING CONDITION” located on pavement just north of Kellogg, Iowa. Small farm with income potential, great location to build and improve. Being SOLD on an “AS-IS” basis.

Improvements: Deep well and shallow well in “AS-IS” condition. Electricity on site, established trees, non-operable grain bin and corn crib.

Dwelling: Uninhabitable condition, built in 1888

Grain Bin w/ Dryer: “AS-IS” non operable condition, built in 1972

Corn Crib: “AS-IS” non operable condition, built in 1947

Taxes: \$586.00

FSA Information:

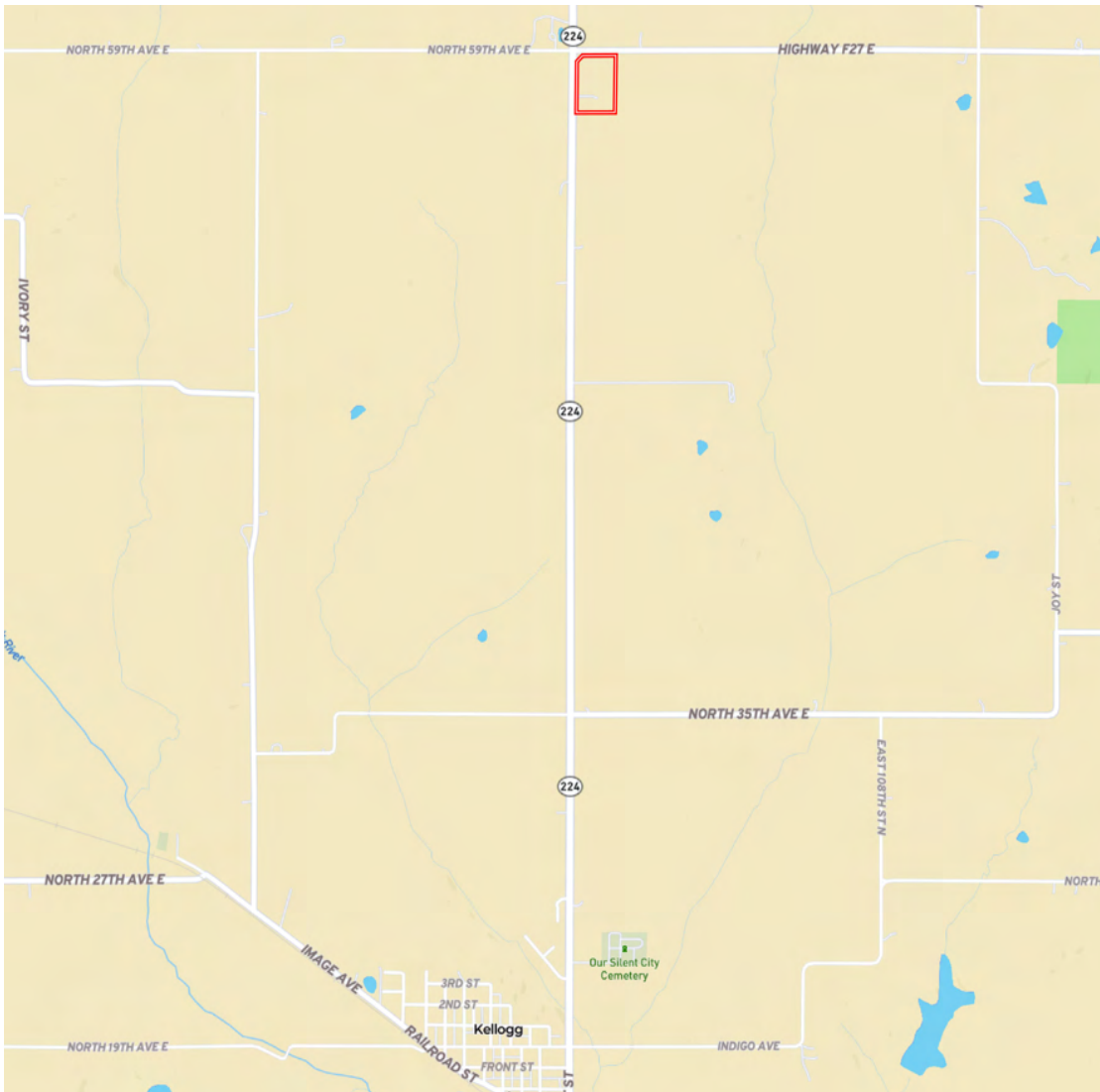
	Base	PLC Yield
Corn	3.97 acres	145 bushels
Soybeans	2.41 acres	42 bushels

Farm Data:

Cropland	8.80 acres
Non-crop	3.94 acres
Other	1.11 acres
Total	13.85 acres

Additional Comments: Dwelling is “UNINHABITABLE CONDITION “ and is being SOLD “AS-IS-WHERE-IS” basis.

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	4.2	31.11	87.0	0	88	3e
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	3.63	26.89	52.0	0	79	3e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	2.33	17.26	55.0	0	84	3e
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	2.02	14.96	57.0	0	81	4e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	1.32	9.78	77.0	0	88	2w
TOTALS		13.5(*)	100%	66.6	-	83.84	3.05





For Sale By Bid 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 December 10, 2025, 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 Farmers National Company.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company 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 by the Seller.

Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on December 10, 2025, 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 Farmers National Company.

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 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. Written bids will be received at the office of **John Van Zee (13445 South 68th Avenue West, Mitchellville, Iowa 50169) up to Monday, November 3, 2025, at 4:00 PM.** Bids should be for the total dollar amount and not per acre. Those submitting the highest written bids will be notified and invited to participate in an oral bidding to be held at the Amboy Grandge Hall (220 High Street, Kellogg, Iowa 50135) on Friday, November 7, 2025, at 10:00 AM.

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.

Sellers: Wertz Family Farm, LLC

Bid Form

13.74+/- Acres, Jasper County, Iowa , Listing Number L-2500486

Legal Description: Parcel A in the NW ¼ NW ¼ of Section 12, Township 80 North, Range 18 West
Of the 5th P.M., Jasper County, Iowa Beacon Parcel # 0912100005

I hereby offer \$_____ for the above referenced farmland. Bid is total price **NOT** per acre.
I agree to sign a purchase agreement and deposit 10% earnest money on the date of sale if I am the
successful bidder.

Signature

Date

Print Name _____

Address _____

City _____ State _____ ZIP code _____

Telephone number _____ Cell phone number _____

Email _____

Return no later than 4PM, Monday, November 3, 2025, to:

John Van Zee
Farmers National Company
13445 South 68th Ave. West, Mitchellville, Iowa 50169
Email: jvanzee@farmersnational.com
Cell: 641-521-0154

The Seller's accepted written bids will be invited to participate in an
Oral Bidding to be held on Friday, November 7th, 2025, at 10 AM at the
Amboy Grange Hall, 220 High Street, Kellogg, Iowa 50135.



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