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LAND AUCTION

SIMULCAST LIVE AND ONLINE

196.3± Acres, Jasper County, Iowa

Thursday, October 16, 2025 | 10:00 AM

Newton Arboretum - Krumm Center | 3030 North 4th Avenue East, Newton, Iowa 50208

Highlights:

- Two Tracts | High Bidder's Choice
- Highway 6 Location | Newton-Kellogg
- 99% Cropland | 88 CSR2
- Tama-Muscatine Soils



For additional information, please contact:
Ben Price, AFM/Agent | (515) 205-3883
BPrice@FarmersNational.com

*Flyer information updated September 26, 2025.

Bidding starts | Wednesday, October 15, 2025 at 8:00 AM
Bidding closes | Thursday, October 16, 2025 at close of live event

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

Property Information

Property Description: Exceptional agricultural land located between Newton and Kellogg, available in two tracts via high bidder choice. This investment-grade property offers convenient access to Highway 6 and boasts an impressive 99% cropland acres with a strong 88 CSR2 rating. Both tracts feature the highly regarded Muscatine soil series along with Iowa’s Official State Soil—Tama series. Leased for 2026 crop year. Buyer to assume lease at closing and receive 100% of 2026 rent. Contact agent for lease details.

Visit our website to explore detailed property information, including a flyover video, FSA documents, and comprehensive maps covering aerial views, soils, topography, tax parcels, and township plat.

Legal Description:

Tract 1: North Half of the Southwest Quarter (N½ SW¼), and the Northwest Quarter of the Southeast Quarter (NW¼ SE¼), all in Section 28, Township 80 North, Range 18 West. Parcel ID: 0928300001, 0928300002, 0928400001

Tract 2: Southeast Quarter of the Southwest Quarter (SE¼ SW¼), excluding Parcel “C”, and the Southwest Quarter of the Southeast Quarter (SW¼ SE¼), all in Section 28, Township 80 North, Range 18 West. Parcel ID: 0928300007, 0928400005

Directions to Property:

From Newton, travel east on U.S. Highway 6 for approximately three miles. The property will be located on the north side of the highway.

Taxes:

Tract 1: \$5,838.00
Tract 2: \$3,810.00

Farm Data:

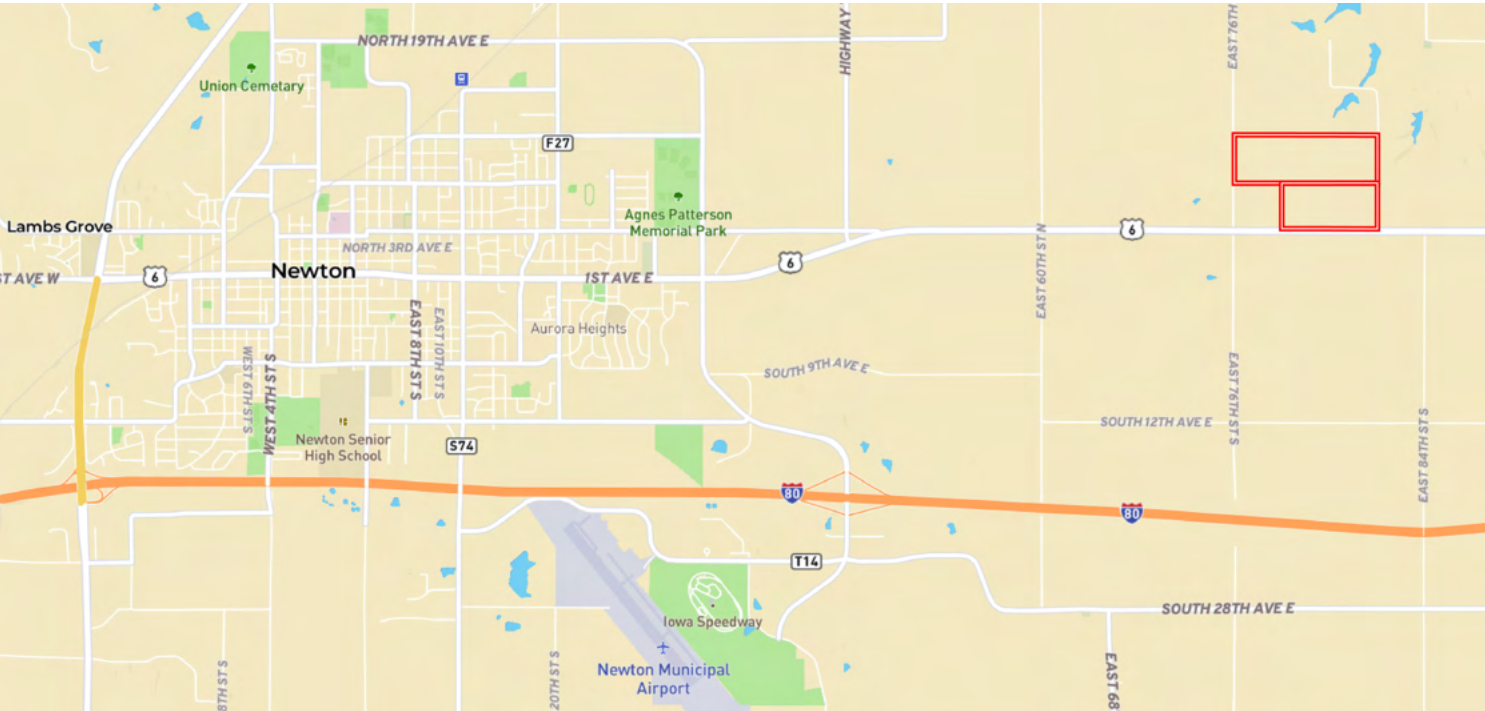
Tract 1:
Cropland 118.6 acres
Non-crop 1.4 acres
Total 120.0 acres

Tract 2:
Cropland 75.8 acres
Non-crop 0.5 acres
Total 76.3 acres

FSA Information: Subject to reconstitution if sold separate.

	Base	Yield
Corn	97.9 acres	186 bushels
Soybeans	97.9 acres	54 bushels

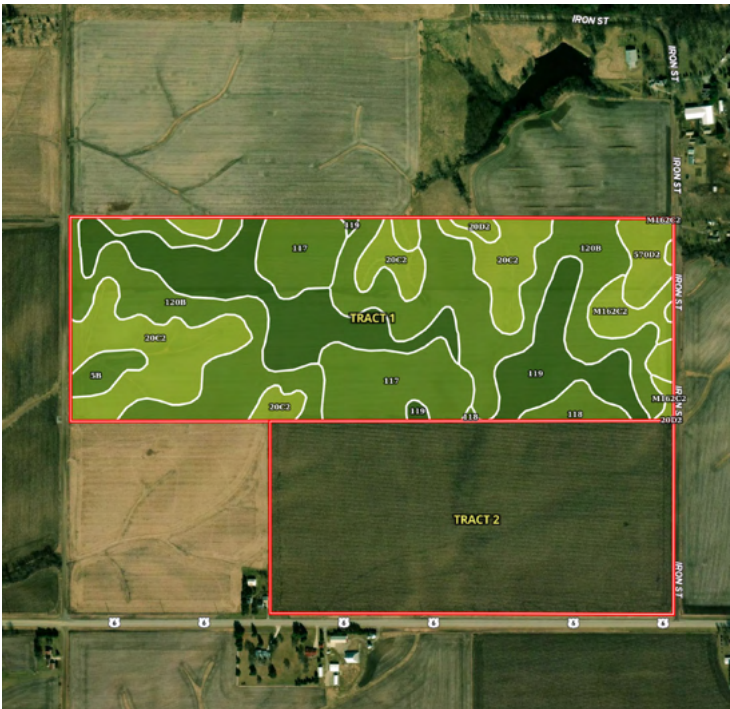
Location Map



Aerial Map



Tract 1 Soil Map



Tract 2 Soil Map



Tract 1:

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120B	Tama silty clay loam, 2 to 5 percent slopes	40.88	33.97	95.0	0	96	2e
119	Muscatine silty clay loam, 0 to 2 percent slopes	26.3	21.86	100.0	0	96	1
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	22.58	18.77	81.0	0	89	3e
117	Garwin-Sperry complex, 0 to 2 percent slopes	15.68	13.03	65.0	0	78	2w
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	3.9	3.24	82.0	0	85	3e
570D2	Nira silty clay loam, 9 to 14 percent slopes, moderately eroded	3.6	2.99	45.0	0	84	3e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	2.69	2.24	55.0	0	84	3e
118	Garwin silty clay loam, 0 to 2 percent slopes	2.5	2.08	90.0	0	93	2w
5B	Ackmore-Colo complex, 2 to 5 percent slopes	2.2	1.83	77.0	0	88	2w
TOTALS		120.3 3(*)	100%	86.31	-	91.15	2.05

Tract 2:

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
118	Garwin silty clay loam, 0 to 2 percent slopes	32.1	42.15	90.0	0	93	2w
119	Muscatine silty clay loam, 0 to 2 percent slopes	17.46	22.93	100.0	0	96	1
120B	Tama silty clay loam, 2 to 5 percent slopes	12.24	16.07	95.0	0	96	2e
117	Garwin-Sperry complex, 0 to 2 percent slopes	6.2	8.14	65.0	0	78	2w
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	3.67	4.82	81.0	0	89	3e
122	Sperry silt loam, depressional, 0 to 1 percent slopes	2.89	3.8	36.0	0	65	3w
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	1.05	1.38	82.0	0	85	3e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	0.53	0.7	55.0	0	84	3e
TOTALS		76.14(*)	100%	88.21	-	91.51	1.88

Simulcast 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 Thursday, November 20, 2025 or such other date agreed to by the parties. Subject to current lease. Leased for 2026 crop year. Buyer to assume lease at closing and receive 100% of 2026 rent. Contact agent for lease details.

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 equally paid by the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on Thursday, November 20, 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 two tracts via High Bidder Choice. 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: Chase Caudle

Auctioneer: Joel Ambrose

Simulcast Public and Online: Bidding will be simultaneous with the live auction on Thursday, October 16, 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 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. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.

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