

Farmers
National
Company™

www.FarmersNational.com

L-2500501

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

165.43± Acres, Madison County, Iowa

Wednesday, November 12, 2025 | 10:00 AM

Jackson Building Madison County Fairgrounds | 1204 West Summit Street, Winterset, Iowa

Highlights:

- Both tracts located on Highway 169, 1.5 miles north of Winterset, Iowa
- Tract one tillable acres 68.6 CSR2
- Tract two tillable acres 72.7 CSR2



For additional information, please contact:

Jon Peterson, Agent | (515) 360-1567
JPeterson@FarmersNational.com



Chad Bals, Agent | (641) 745-9587
CBals@FarmersNational.com

Bidding starts | Monday, November 10, 2025 at 8:00 AM

Bidding closes | Wednesday, November 12, 2025 at close of live event

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

Property Information

Property Description:
165 acres m/l offered in two tracts, directly north of Winterset, 1.5 miles on Highway 169. Tract one is 52 acres m/l with 30.3 acres tillable. The CSR2 for the tillable acres is 68.6. Tract two consists of 113 acres m/l with 90 acres tillable with a CSR2 of 72.7 Both tracts have considerable tile and terraces installed for a considerable depreciable improvement. This sale is subject to Court approval. Both tracts will be offered separately and not combined as one unit. Lease is open for the 2026 crop year.

Directions to Property:
From the intersection of Highway 169 and Highway 92 in Winterset, Iowa, take Highway 169 North 1.5 miles to the intersection of 195th Street at the SW corner of Tract one. Tract two lies to the north of Tract one. Both tracts lie to the east of Highway 169. Watch for signs.

Legal Description:
Tract 1: 52 acres m/l located in the SW 1/4 of the NW 1/4 and the NW 1/4 of the NW 1/4 of section 19 Union Township T76N R27W.
Tract 2: 113 acres m/l located in the NW 1/4 of the NW 1/4 and the NE 1/4 of the NW 1/4 of section 19 and the SE 1/4 of the SW 1/4 of section 18 Union Township T76N R27W. Exact legals per abstract and subject to survey.

Farm Data:

Tract 1:	
Cropland	30.4 acres
Non-crop	21.6 acres
Total	52.0 acres
Tract 2:	
Cropland	94.5 acres
Non-crop	18.5 acres
Total	113.0 acres

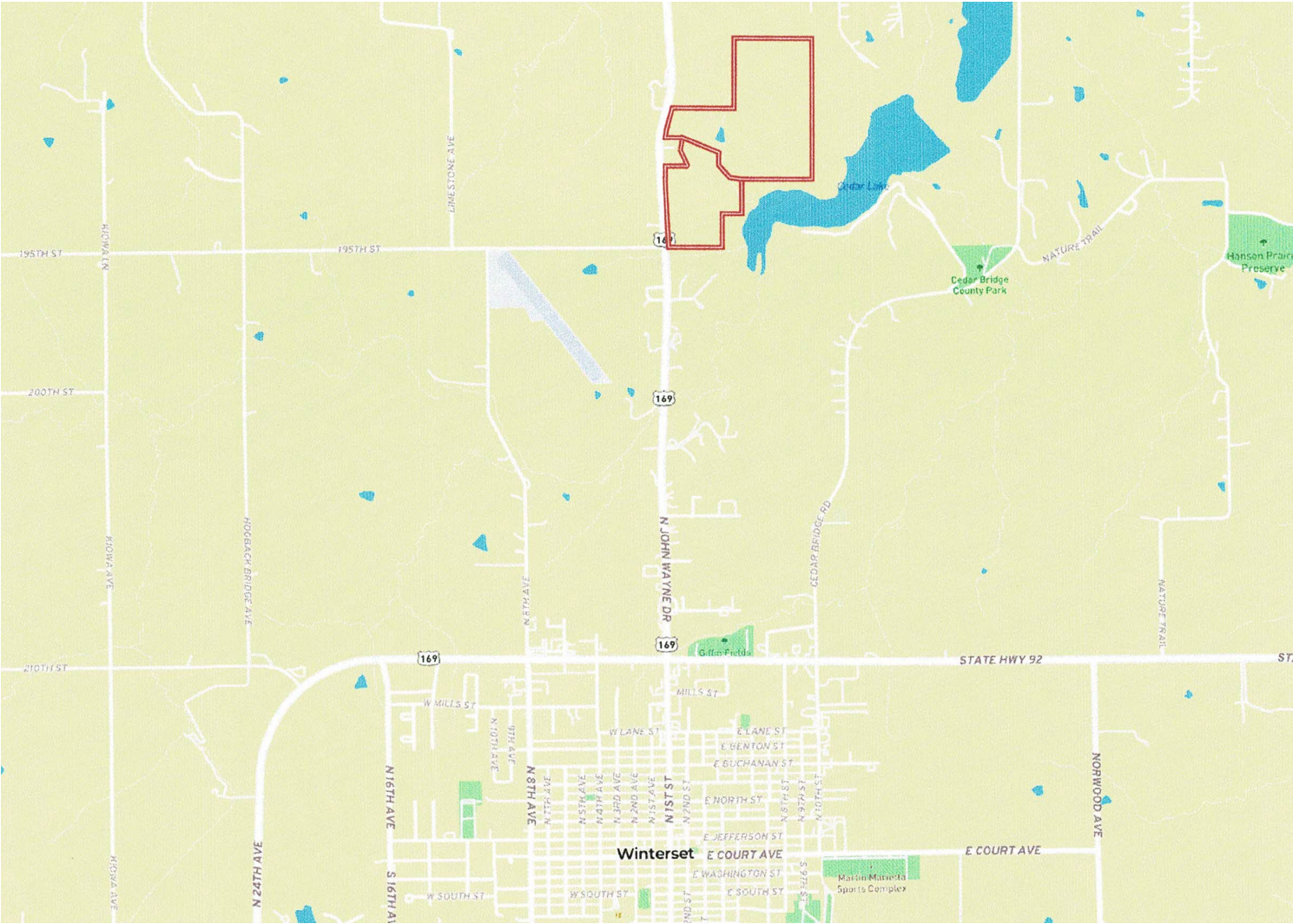
FSA Information: Subject to FSA reconstitution.

	Base	Yield
Corn	69.37 acres	130 bushels
Soybeans	50.78 acres	40 bushels

Taxes:
Tract 1: \$1,168
Tract 2: \$2,646



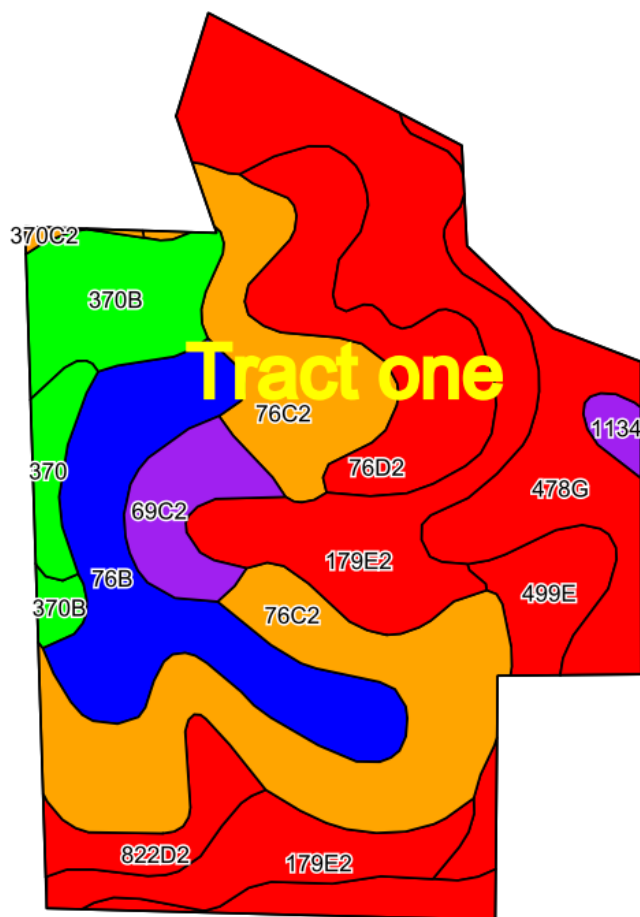
Property Location Map



Aerial Map



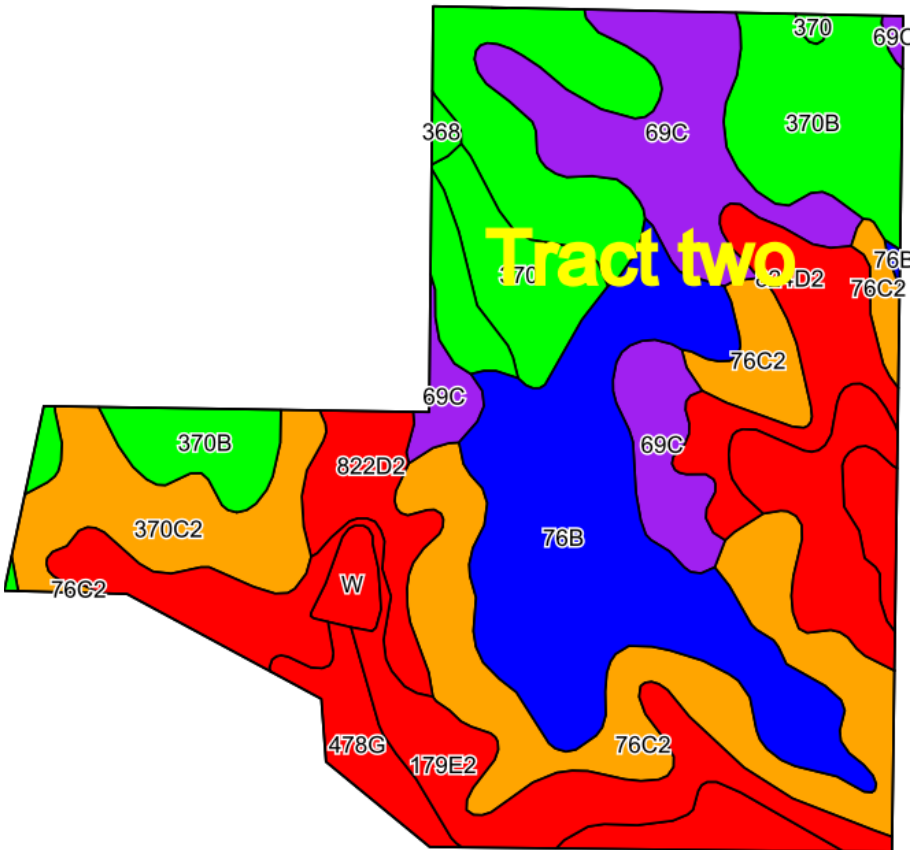
Tract 1 Soil Map:



Area Symbol: IA121, Soil Area Version: 28					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	11.81	23.6%		75
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	11.72	23.4%		32
76B	Ladoga silt loam, 2 to 5 percent slopes	6.27	12.5%		86
478G	Steep rock land	5.70	11.4%		5
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	4.37	8.7%		49
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	3.27	6.5%		91
499E	Nordness loam, 15 to 25 percent slopes	2.04	4.1%		5
69C2	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes, eroded	1.90	3.8%		56
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	1.54	3.1%		7
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	0.95	1.9%		96
1134	Colo, frequently flooded-Ely silty clay loams, gullied, 2 to 5 percent slopes	0.41	0.8%		59
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	0.11	0.2%		80
Weighted Average					51.7

**IA has updated the CSR values for each county to CSR2.

Tract 2 Soil Map:



Area Symbol: IA121, Soil Area Version: 28					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
76B	Ladoga silt loam, 2 to 5 percent slopes	19.44	17.2%		86
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	19.16	17.0%		91
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	16.41	14.5%		75
179E2	Gara loam, dissected till plain, 14 to 18 percent slopes, eroded	16.20	14.3%		32
69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	13.56	12.0%		59
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	7.06	6.2%		80
478G	Steep rock land	6.16	5.5%		5
824D2	Shelby-Lamoni complex, 9 to 14 percent slopes, eroded	5.65	5.0%		28
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	4.10	3.6%		96
822D2	Lamoni clay loam, 9 to 14 percent slopes, eroded	3.83	3.4%		7
W	Water	1.10	1.0%		0
368	Macksburg silty clay loam, 0 to 2 percent slopes	0.30	0.3%		93
Weighted Average					63.4

**IA has updated the CSR values for each county to CSR2.

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 December 18, 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 Trust.

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 Trust 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 Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on December 18, 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 be adjusted to reflect any difference between the advertised and actual surveyed acres.

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. The real estate will sell in the manner resulting in the highest total price. 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: William T. Collins and Thomas J. Coillins, Iowa State Savings Bank, Creston Referee

Auctioneer: Chad Bals

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 10, at 8:00 AM. Bidding will be simultaneous with the live auction at on Wednesday, November 12, 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.

