

L-2500544



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FOR MORE INFO!



ONLINE AUCTION

116.72± Acres, Humboldt County, Iowa

Bidding Starts | Tuesday, November 4, 2025, at 1:00 PM

Bidding Closes | Thursday, November 6, 2025, at 1:00 PM

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

Highlights:

- High quality cropland with a CSR2 of 84.6!
- Full possession available for the 2026 growing season
- Located southwest of Hardy, Iowa in Section 18 of Lake Township



For additional information, please contact:

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Property Information

Directions to Property: One mile south of Hardy on P66, then west one mile on 180th Street, then south a half mile on Texas Avenue. Property is on the west side of Texas Avenue.

Property Description: 115.18 acres of highly productive cropland with an above average CSR2 of 84.6 located three miles southwest of Hardy, Iowa in a strong agriculture area.

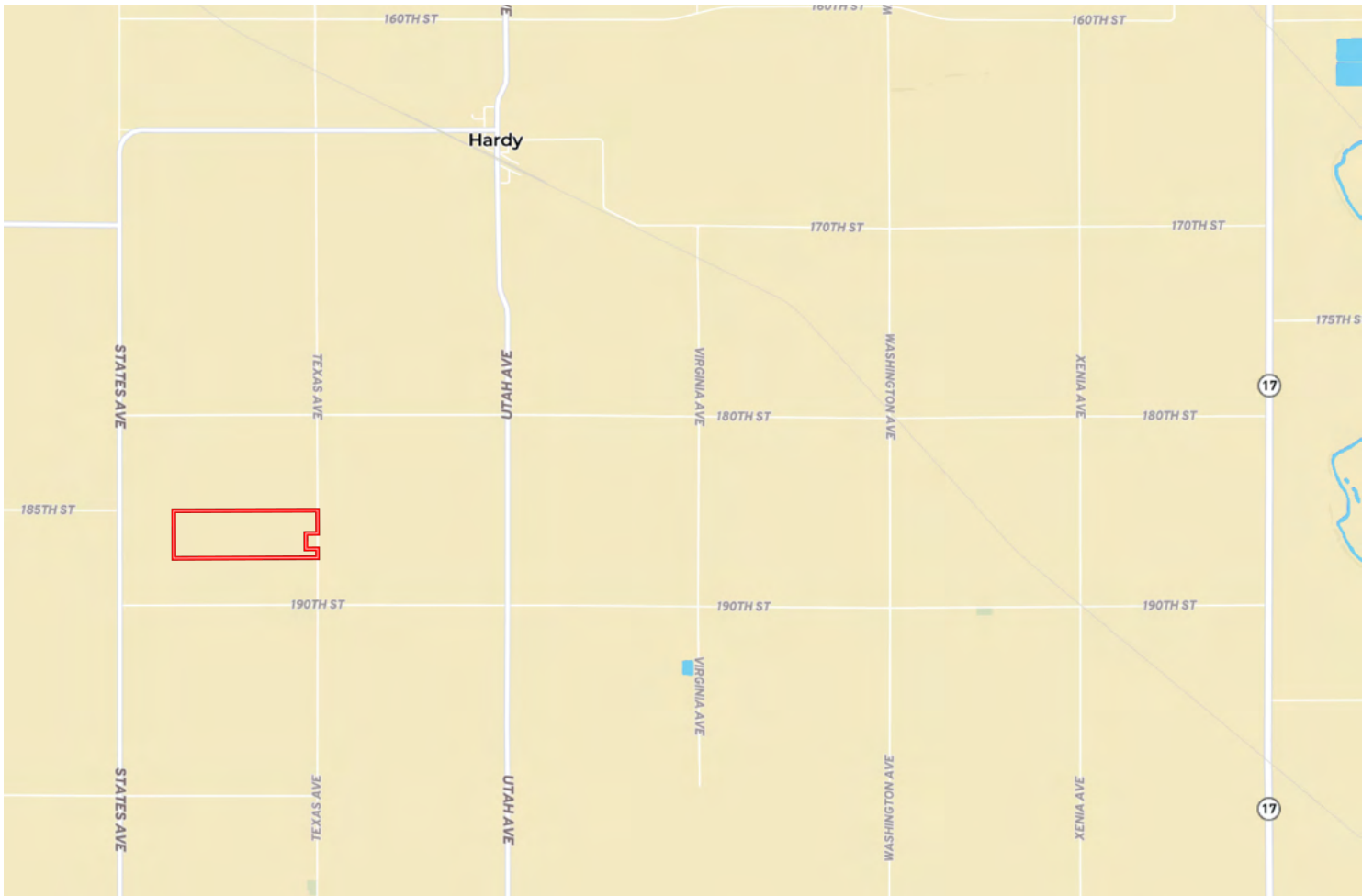
Legal Description: The North Half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter all in Section Eighteen (18), Township Ninety-two (92) North, Range Twenty-seven (27) West of the 5th P.M., Humboldt County, Iowa except a parcel of land located in the NE1/4 of the SE1/4 containing 3.28 acres.

Farm Data:	
Cropland	115.18 acres
Non-crop	1.54 acres
Total	116.72 acres

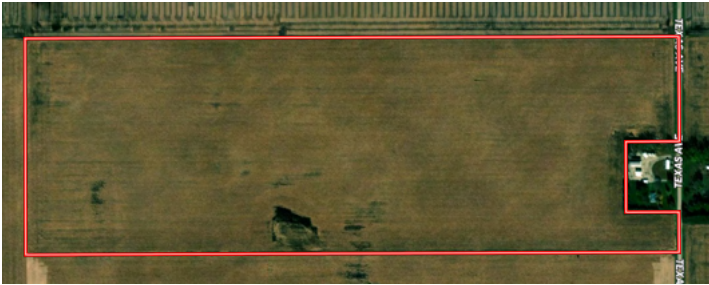
FSA Information:	
	Base
Corn	89.25 acres
Soybeans	28.75 acres

Taxes: \$4,652

Property Location Map



Aerial Photo



Aerial Photo



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
507	Canisteo clay loam, 0 to 2 percent slopes	33.08	28.22	84.0	0	82	2w
55	Nicollet clay loam, 1 to 3 percent slopes	31.44	26.82	89.0	0	81	1
138B	Clarion loam, 2 to 6 percent slopes	28.07	23.94	89.0	0	83	2e
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.17	9.53	75.0	0	68	3e
107	Webster clay loam, 0 to 2 percent slopes	7.85	6.7	86.0	0	83	2w
274	Rolfe silt loam, 0 to 1 percent slopes	3.93	3.35	57.0	0	83	3w
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.7	1.45	59.0	0	76	3w
TOTALS		117.24(*)	100%	84.55	-	80.65	1.88



Online 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 5, 2025 or such other date agreed to by the parties.

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 Lemmenes & Dodgen.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Lemmenes & Dodgen 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 December 5, 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 Lemmenes & Dodgen.

Sale Method: The real estate will be offered in one tract. All bids are open for advancement starting November 4, 2025, at 1:00 PM until November 6, 2025, at 1:00 PM, subject to the automatic bid extend feature outline in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid place within five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are place within five minute 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 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: Alan Johnson and Carol Argentos

Online Bidding Procedure: This online auction begins November 4, 2025, at 1:00 PM. Bidding closes on November 6, 2025, at 1:00 PM.

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.

