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National
Company**

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L-2500576

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FOR MORE INFO!**



FOR SALE BY BIDS

135± Acres, Worth County, Iowa

Offered in One Tract

BIDS DUE: Wednesday, November 5, 2025 by 5:00 PM

Contact Agent for Additional Details!

Highlights:

- **Excellent location close to grain markets**
- **Partially tiled productive soils**
- **Buildable site**



For additional information, please contact:
Doug Bergemann, Agent | (507) 420-8328
DBergemann@FarmersNational.com



Property Information

Directions to Property:

3699 Apple Ave, Joice, IA 50446 - From Fertile, Iowa, go three miles west on State Highway 9 and two miles north on Apple Avenue to the northwest corner of the farm.

Property Description:

Quality partially tiled productive farm with good road access on two sides and close to grain market outlets. The property includes an old building site with two small grain bins.

Legal Description:

North Fractional Half (Nfr1/2) of the Northwest Quarter (NW1/4) and West Half (W1/2) of Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) and the Southwest Fractional Quarter (SWfr1/4) of the Northwest Fractional Quarter (NWfr1/4) Exc. 4.42 surveyed acres in Section 19, Township 98 North, Range 22 West of the 5th P.M., Worth County, Iowa.

Improvements:

- Partially tiled
- Old building site with two small grain bins

Taxes:

Real Estate: \$3,702.00

Drainage District 17 Lat 2D: \$333.00

Farm Data:

Cropland	108.41 acres
Non-crop	4.54 acres
CRP	18.52 acres
<u>Buildings</u>	<u>3.53 acres</u>
Total	135.00 acres

FSA Information:

Crop	Base	Yield
Corn	101.26 acres	162 bushels
Soybeans	7.15 acres	51 bushels

CRP Information:

Contract #4586: 13.2 acres with an annual payment of \$1,894.00, expiring 9/30/2030

Contract #7299: 5.32 acres with an annual payment of \$963.00, expiring 9/30/2030



Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
1236C2	Angus loam, 5 to 9 percent slopes, moderately eroded	22.32	17.37	78.0	0	80	3e
1236B	Angus loam, 2 to 6 percent slopes	21.91	17.05	85.0	0	83	2e
107	Webster clay loam, 0 to 2 percent slopes	15.26	11.87	86.0	0	83	2w
621	Houghton muck, 0 to 1 percent slopes	11.24	8.75	19.0	0	86	3w
329	Webster-Nicollet complex, 0 to 3 percent slopes	10.67	8.3	87.0	0	82	2w
95	Harps clay loam, 0 to 2 percent slopes	10.35	8.05	72.0	0	82	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.76	6.82	59.0	0	76	3w
1177C	Saude loam, 5 to 9 percent slopes	5.26	4.09	50.0	0	77	3e
27B	Terril loam, 2 to 6 percent slopes	4.7	3.66	87.0	0	91	2e
55	Nicollet clay loam, 1 to 3 percent slopes	3.89	3.03	89.0	0	81	1
740F2	Hawick sandy loam, 14 to 30 percent slopes, moderately eroded	3.39	2.64	9.0	0	20	7e
521B	Klossner muck, 1 to 4 percent slopes	2.7	2.1	48.0	77	89	3w
740D2	Hawick sandy loam, 9 to 14 percent slopes, moderately eroded	2.43	1.89	9.0	0	29	4e
174B	Bolan loam, 2 to 5 percent slopes	2.17	1.69	63.0	0	80	2s
41C	Sparta loamy sand, 5 to 9 percent slopes	1.59	1.24	37.0	0	60	4s
236E2	Lester loam, 10 to 22 percent slopes, moderately eroded	1.24	0.96	37.0	0	64	6e
583	Minnetonka silty clay loam, 1 to 3 percent slopes	0.51	0.4	79.0	0	67	2w
236D2	Lester loam, 10 to 16 percent slopes, moderately eroded	0.13	0.1	49.0	0	73	4e
TOTALS		128.52(*)	100%	68.53	1.62	78.93	2.6

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 January 5, 2026, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required at the close 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 Laird 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 Laird Law Firm 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 equally paid by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on January 5, 2026, 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 Laird 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 Seller and the Buyer(s) will both 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.

For Sale by Bids: Written bids will be received at the office of Doug Bergemann, PO Box 514, Owatonna, MN 55060, up to November 5, 2025 at 5:00 PM CST time.

Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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 Sellers make 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: Rovang Farm LLC



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