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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**160± Acres, Humboldt County, Iowa**

**Wednesday, November 5, 2025 | 10:00 AM**

**VFW | 412 Main Street, Dakota City, Iowa**

## Highlights:

- High quality cropland with a CSR2 of 82.2!
- Full possession available for the 2026 growing season
- Located northeast of Humboldt/Dakota City in Section 21 of Grove Township



**For additional information, please contact:**

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Bidding starts | Tuesday, November 4, 2025 at 10:00 AM

Bidding closes | Wednesday, November 5, 2025 at close of live event.

To register and bid go to: [www.FNCBid.com](http://www.FNCBid.com)

Property Information

Property Description:

An excellent 160 acres of highly productive cropland with an above average CSR2 of 82.2 located five miles northeast of Humboldt/Dakota City, Iowa, in a strong agriculture area.

Directions to Property:

Three miles north of Dakota City on K Road (P56), then east two miles on 190th Street. Property is on the south side of 190th Street.

Legal Description:

The Northwest Quarter of Section Twenty-one (21), Township Ninety-two (92) North, Range Twenty-seven (28) West of the 5th P.M., Humboldt County, Iowa.

Farm Data:

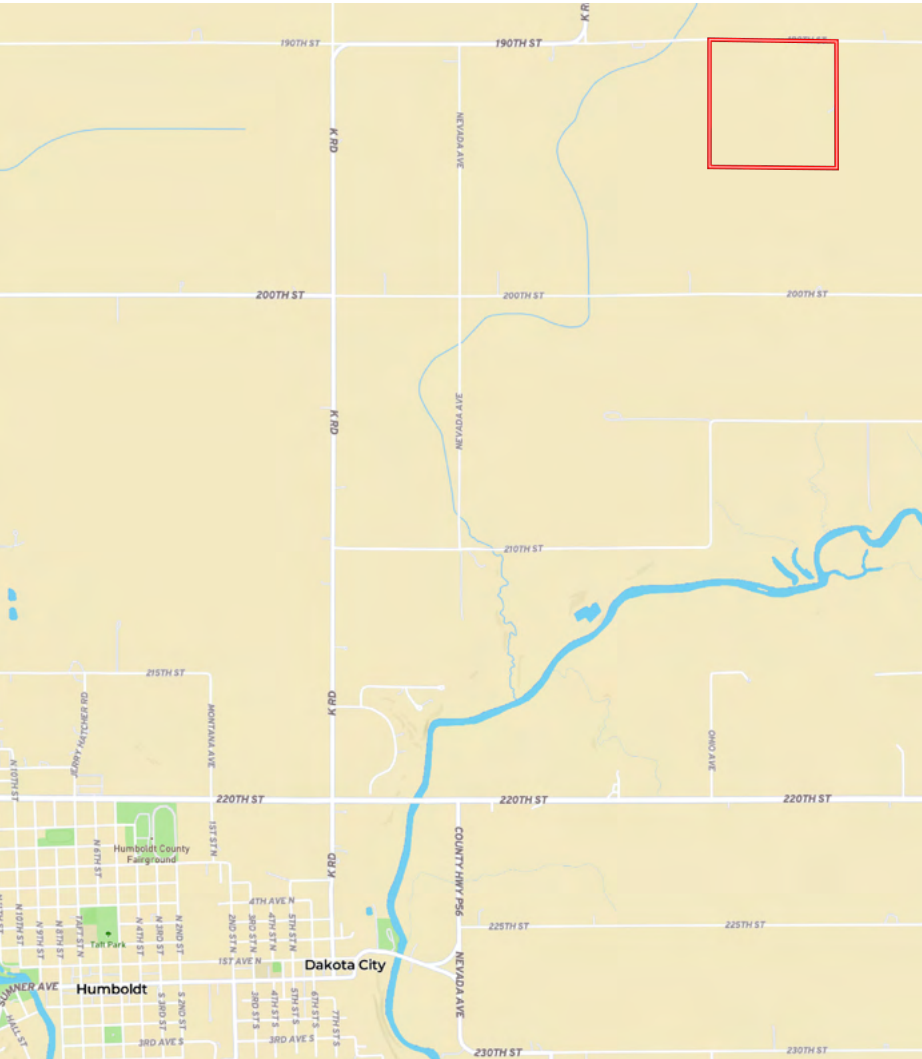
Cropland	158.37 acres
Non-crop	1.63 acres
Total	160.00 acres

FSA Information:

Crops	Base Acres	Yield
Corn	76.5 acres	167 bushels
Soybeans	76.4 acres	46 bushels

Taxes: \$6,166.00

Location Map





Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
507	Canisteo clay loam, 0 to 2 percent slopes	90.08	56.16	84.0	0	82	2w
138B	Clarion loam, 2 to 6 percent slopes	33.96	21.17	89.0	0	83	2e
6	Okoboji silty clay loam, 0 to 1 percent slopes	21.02	13.1	59.0	0	76	3w
55	Nicollet clay loam, 1 to 3 percent slopes	15.32	9.55	89.0	0	81	1
TOTALS		160.38(*)	100%	82.25	-	81.32	2.04



# 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 January 8, 2026, 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 both the Buyer(s) and the Seller. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on January 8, 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 Lemmenes & Dodgen.

**Sale Method:** The real estate will be offered in one individual tract. 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 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:** Dunphy Heirs

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Tuesday, November 4, 2025, at 10:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 5, 2025, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.FNCBid.com](http://www.FNCBid.com)

All bids on each 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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