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**L-2500597**

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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**297.34± Acres, Jasper County, Iowa**

**Friday, November 14, 2025 | 10:00 AM**

**Baxter Community Center | 203 S. Main Street, Baxter, Iowa**

## **Highlights:**

- Tract 1 = 77 ac. cropland with CSR2 of 87.08. Tama and Muscatine soils with tile installed.
- Tract 2 = 71.44 ac. cropland with CSR2 of 85.38. Tama, Muscatine and Killduff soils with tile installed.
- Tract 3 = 148.9 ac. cropland with CSR2 of 66.48. Tama, Muscatine and Lamoni soils with tile installed.



**For additional information, please contact:**

**John Van Zee, Agent | (641) 521-0151  
[JVanZee@FarmersNational.com](mailto:JVanZee@FarmersNational.com)**



**Eric Van Zee, Agent | (515) 971-2633  
[EVanZee@FarmersNational.com](mailto:EVanZee@FarmersNational.com)**



Bidding starts | Thursday, November 13, 2025 at 8:00 AM  
Bidding closes | Friday, November 14, 2025 at close of live event.

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

Property Information

Directions to Property:

- Tract 1:** One mile east of Baxter, Iowa, on No. 95th Avenue West lying on the north side of the road.
- Tract 2:** One mile east of Baxter, Iowa, on No. 95th Avenue West lying on the south side of the road.
- Tract 3:** One half mile east of Baxter, Iowa, on County F-17 pavement lying on the north side of the highway.

Legal Description:

- Tract 1:** SW1/4 of NW 1/4 and SE 1/4 of NW 1/4 , all in Sec. 13, Twn 81 No, Rg 20 W. Beacon parcels: 0213100003, 0213100004
- Tract 2:** SE 1/4 of SW 1/4 and NE 1/4 of SW 1/4 Except Church and Except Part of Parcel A, all in Sec. 13, Twn 81 No.,Rg. 20 W. Beacon parcels: 0213300005, 0213300007.
- Tract 3:** SW 1/4 of SW 1/4 and NW 1/4 of SW 1/4 Except Part of Parcel A, all in Sec. 13, Twn 81 No, Rg. 20 W; NE 1/4 of SE 1/4 and SE 1/4 of SE 1/4 , All in Sec. 14, Twn 81 No., Rg 20 W. Beacon Parcels: 0213300004, 0213300006, 0214400006, 0214400011

Property Description:

High percentage tillable tracts with tile located just one mile east of Baxter, Iowa. To be sold in three individual tracts, subject to 2026 cash rent lease to be assigned to Buyer(s) at Closing. Contact Agents for details.

Improvements:

Tile and established waterways.

Farm Data:

<b>Tract 1:</b>	
Cropland	76.62 acres
Non-crop	1.34 acres
Total	77.96 acres
<b>Tract 2:</b>	
Cropland	71.00 acres
Non-crop	0.37 acres
Total	71.37 acres
<b>Tract 3:</b>	
Cropland	139.24 acres
Non-crop	5.31 acres
Total	144.55 acres

**FSA Information:** Subject to FSA review for ALL tracts.

Tract 1:

Crops	Base Acres	PLC Yield
Corn	21.05 acres	142 bushels
Soybeans	16.52 acres	41 bushels

Tract 2:

Crops	Base Acres	PLC Yield
Corn	17.85 acres	142 bushels
Soybeans	15.30 acres	41 bushels

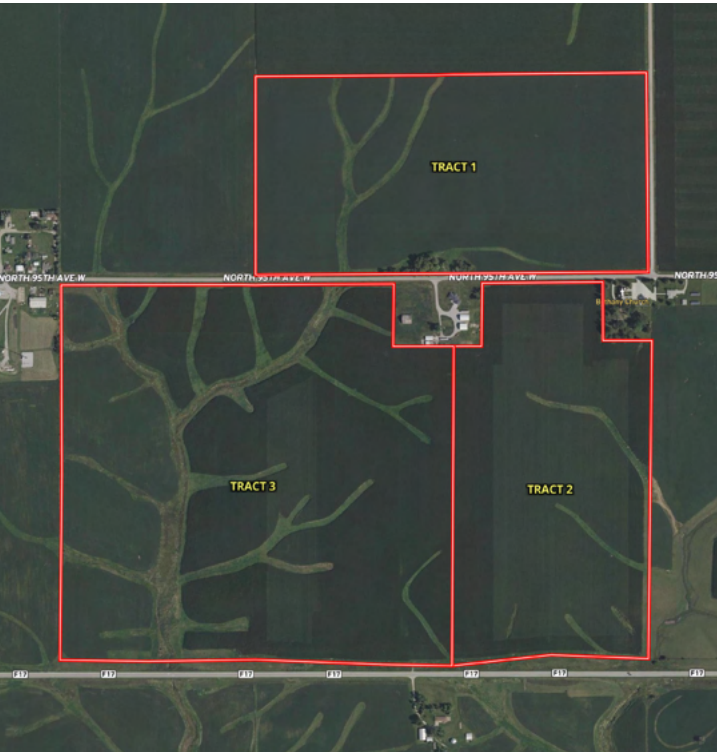
Tract 3:

Crops	Base Acres	PLC Yield
Corn	66.02 acres	142 bushels
Soybeans	29.35 acres	41 bushels
Oats	16.41 acres	58 bushels

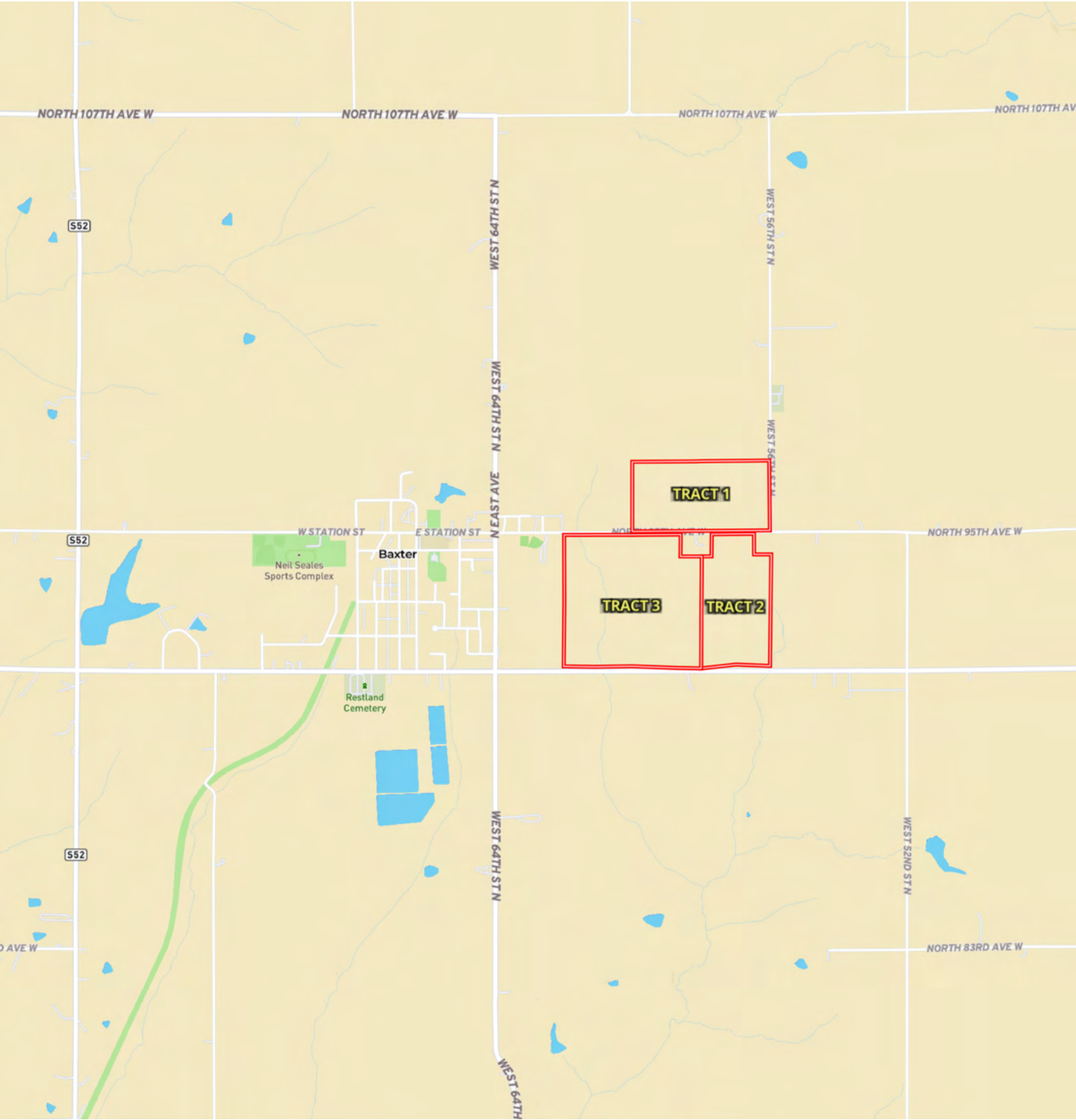
Taxes:

- Tract 1:** \$4,080.00
- Tract 2:** \$3,740.00
- Tract 3:** \$5,994.00

Aerial Map



Location Map





Tract 1:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120B	Tama silty clay loam, 2 to 5 percent slopes	26.12	33.16	95.0	0	96	2e
119	Muscatine silty clay loam, 0 to 2 percent slopes	21.9	27.8	100.0	0	96	1
117	Garwin-Sperry complex, 0 to 2 percent slopes	12.34	15.66	65.0	0	78	2w
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	11.43	14.51	87.0	0	88	3e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	6.71	8.52	55.0	0	84	3e
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	0.29	0.37	81.0	0	89	3e
TOTALS		78.79(*)	100%	87.08	-	90.98	1.96





**Tract 2:**

Soil Map



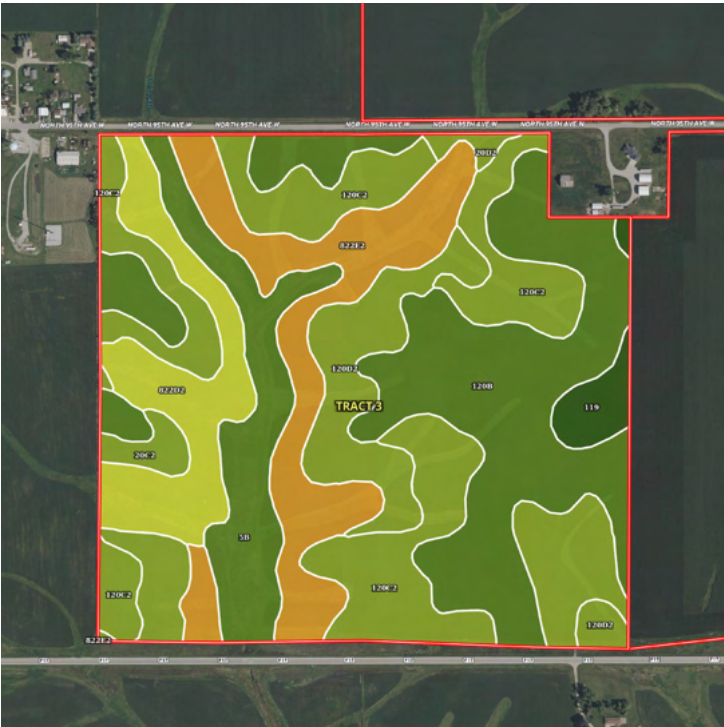
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120B	Tama silty clay loam, 2 to 5 percent slopes	23.57	33.47	95.0	0	96	2e
119	Muscatine silty clay loam, 0 to 2 percent slopes	18.56	26.36	100.0	0	96	1
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	11.67	16.57	87.0	0	88	3e
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	8.6	12.21	81.0	0	89	3e
822E2	Lamoni silty clay loam, 14 to 18 percent slopes, moderately eroded	5.54	7.87	5.0	0	54	6e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	1.52	2.16	77.0	0	88	2w
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	0.98	1.39	62.0	0	84	3e
TOTALS		70.44(*)	100%	85.38	-	90.2	2.35





Tract 3:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120B	Tama silty clay loam, 2 to 5 percent slopes	39.08	26.81	95.0	0	96	2e
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	37.15	25.48	87.0	0	88	3e
822E2	Lamoni silty clay loam, 14 to 18 percent slopes, moderately eroded	20.95	14.37	5.0	0	54	6e
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	14.93	10.24	62.0	0	84	3e
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	13.99	9.6	10.0	0	56	4e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	13.78	9.45	77.0	0	88	2w
119	Muscatine silty clay loam, 0 to 2 percent slopes	3.13	2.15	100.0	0	96	1
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	1.88	1.29	81.0	0	89	3e
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	0.9	0.62	55.0	0	84	3e
TOTALS		145.79(*)	100%	66.48	-	81.94	3.12

# 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 9, 2026, or such other date agreed to by the parties. Subject to the current lease. 2026 cash rent to be prorated per tract(s) and assigned to Buyer(s) at closing.

**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 Otto Law Office PLLC.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Otto Law Office PLLC 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 by the Seller. **Sale is not contingent upon Buyer(s) financing.**

**Closing:** The sale closing will be on January 9, 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 Otto Law Office PLLC.

**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 three individual tracts. 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:** Dean E. Krueger Trust

**Auctioneer:** Jim Eberle

**Online Simultaneous Bidding Procedure:** The online bidding begins on Thursday, November 13, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, November 14, 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 the tract(s) 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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