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LAND AUCTION

SIMULCAST LIVE AND ONLINE

114.25± Acres, Jasper County, Iowa

Wednesday, November 19, 2025 | 10:00 AM

Monroe American Legion Post 363 | 105 E Marion Street, Monroe, IA

Highlights:

- Tract 1 has a CSR2 of 67.8 on the tillable acres
- Tract 2 has a CSR2 of 60 on the tillable acres
- Both tracts have a mix of tillable acres with pasture acres



For additional information, please contact:

Sam Kain, Agent | (515) 249-0181

SKain@FarmersNational.com

Bidding starts | Tuesday, November 18, 2025 at 8:00 AM

Bidding closes | Wednesday, November 19, 2025 at close of live event.

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

Property Information

Directions to Property:

North out of Prairie City on Highway 117. Then take gravel road South 68 Avenue West four miles east. Tract 1 lies on the southeast corner of the intersection. Tract 2 starts one quarter mile north on West 68 Street South, on the east side of the road.

Legal Description:

- **Tract 1:** NW1/4 of the NW1/4 and the SW1/4 of the NW1/4 of Section 35, Township 79N, Range 20W of the 5th PM
- **Tract 2:** Lot 2 in the NW1/4 SW1/4 of Section 26, Township 79N, Range 20W of the 5th PM

Property Description:

Smaller tracts that can fit into any operations. Whether you're a current farmer or would just like to own farmland, these tracts are for you!

Farm Data:

- **Tract 1:** 77 acres
- **Tract 2:** 37.25 acres

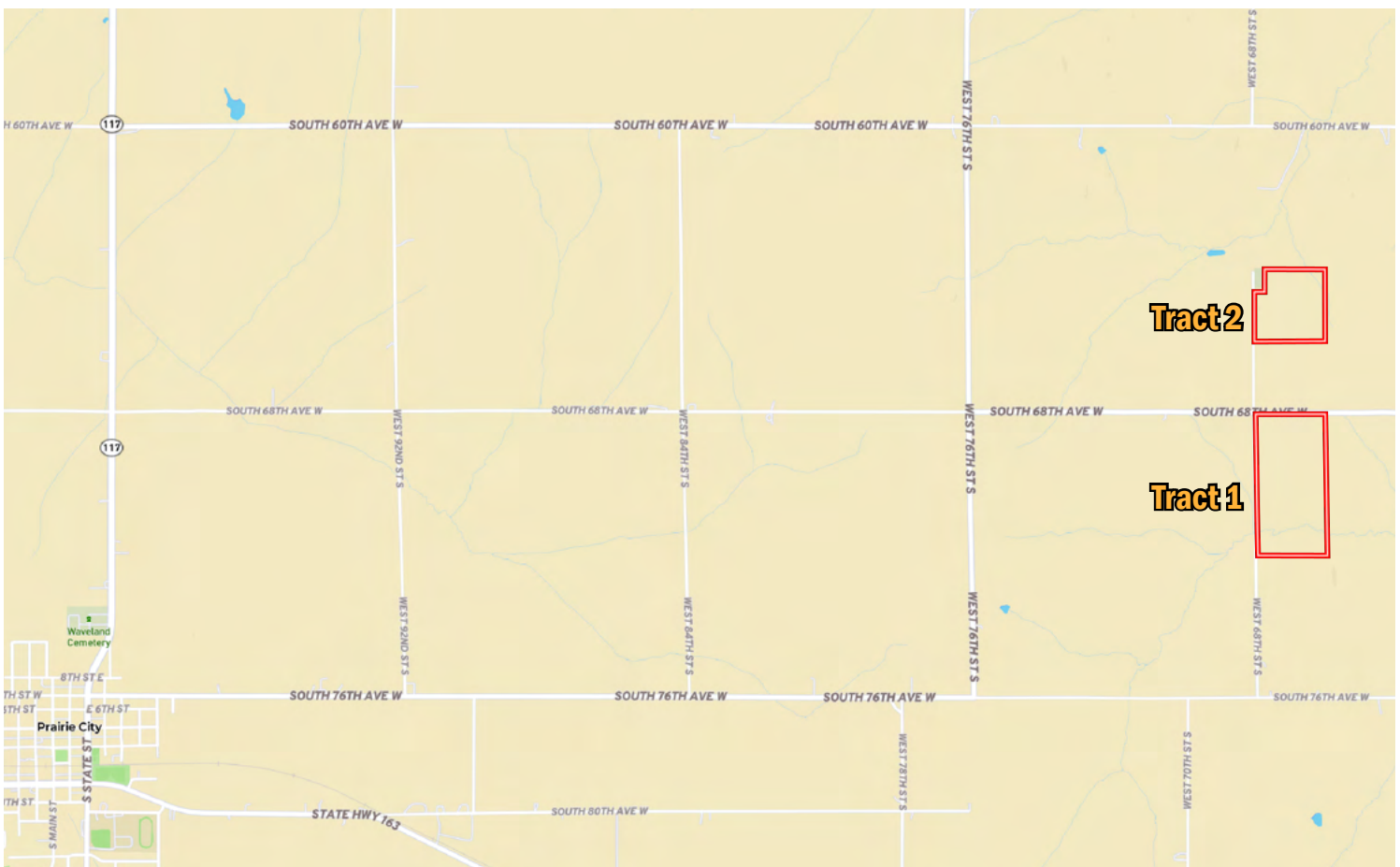
FSA Information:

Not available due to government shutdown. Information will be available when reopened. Contact agent for additional details.

Taxes:

- **Tract 1:** \$2,634
- **Tract 2:** \$976

Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



Tract 1 Pasture



Tract 1 Cropland



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	23.61	30.59	62.0	0	84	3e
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.14	15.73	87.0	0	88	3e
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	10.26	13.29	70.0	0	91	2w
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	8.67	11.23	55.0	0	84	3e
8B	Judson silty clay loam, 2 to 5 percent slopes	7.09	9.19	84.0	0	76	2e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	5.71	7.4	77.0	0	88	2w
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	3.83	4.96	57.0	0	81	4e
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.24	4.2	35.0	0	72	3e
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	1.33	1.72	22.0	0	66	6e
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	1.09	1.41	45.0	0	77	4e
273B	Olmitz loam, 2 to 5 percent slopes	0.2	0.26	89.0	0	94	2e
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.02	0.03	82.0	0	85	3e
TOTALS		77.19(*)	100%	67.1	-	84.09	2.81

Tract 2 Aerial Map



Tract 2 Soil Map



Tract 2 Cropland



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	14.14	37.13	62.0	0	84	3e
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	12.54	32.93	22.0	0	66	6e
5B	Ackmore-Colo complex, 2 to 5 percent slopes	5.26	13.81	77.0	0	88	2w
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	5.21	13.68	87.0	0	88	3e
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	0.81	2.13	45.0	0	77	4e
120B	Tama silty clay loam, 2 to 5 percent slopes	0.12	0.32	95.0	0	96	2e
TOTALS		38.08(*)	100%	54.06	-	79.06	3.87

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 19, 2025, or such other date agreed to by the parties. Subject to current lease that will expire March 1, 2026.

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.

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 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 19, 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 Otto Law Office.

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 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. 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: Gladys F. Burns Revocable Trust

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, November 18, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction on Wednesday, November 19, 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 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.

Road Crossing Sign

