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ONLINE AUCTION

160± Acres, Wright County, Iowa

Bidding Starts | March 24, 2026, at 1:00 PM

Bidding Closes | March 26, 2026, at 1:00 PM

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

Highlights:

- High quality cropland and grain bins located in a strong livestock and grain production area!
- Buyer will receive 2026 cash rent at closing.
- Located southeast of Clarion in Section 22 of Lincoln Township, Wright County, Iowa



For additional information, please contact:
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Property Information

Directions to Property: Two miles east of Clarion on US Highway 3, then south three miles on Page Avenue. The property is bordered by Page Avenue, 250th Street and Quincy Avenue.

Property Description: An excellent 160 acres of highly productive cropland with a CSR2 of 75.9 located five miles southeast of Clarion, Iowa in a strong agriculture area.

- Improvements:** Three grain bins
- 34' x 20' Grain Storage Bin (1980)
 - 32' x 18' Grain Drying Bin (1980)
 - 30' x 16' Grain Storage Bin (1980)

Legal Description: The Northwest Quarter of Section Twenty-two (22), Township Ninety-two (91) North, Range Twenty-four (24) West of the 5th P.M., Wright County, Iowa.

Farm Data:

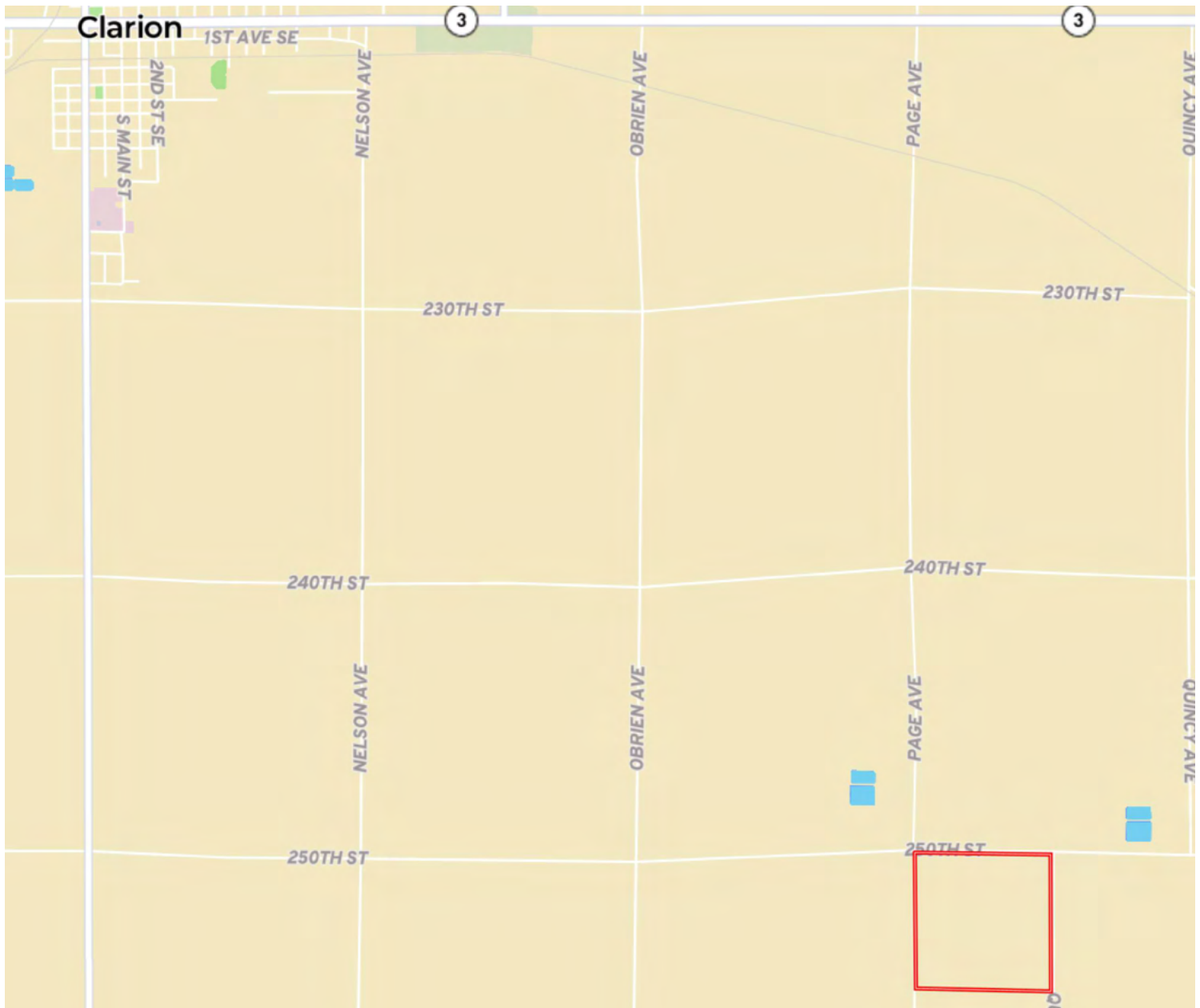
Cropland	153.52 acres
Non-crop	6.03 acres
Buildings	.45 acres
Total	160.00 acres

FSA Information:

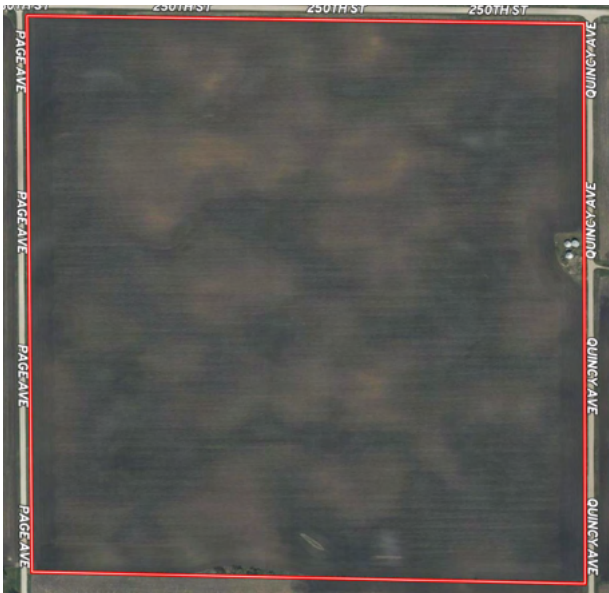
	<u>Base</u>
Corn	104.4 acres
Soybeans	49.1 acres

Taxes: \$5,354

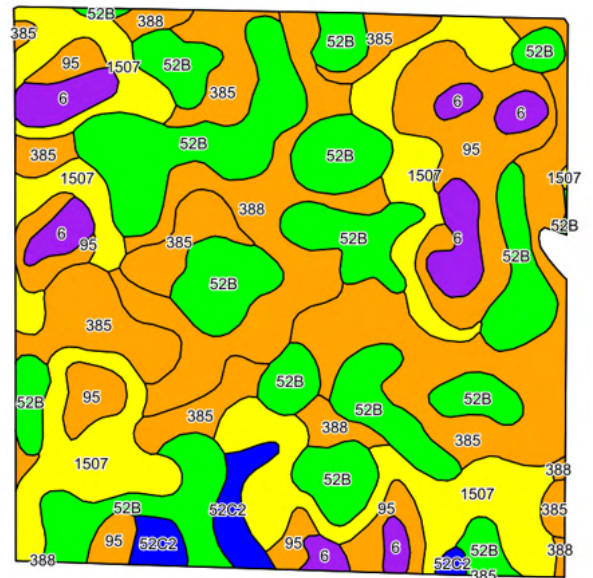
Property Location Map



Aerial Photo



Soil Map



Area Symbol: IA197, Soil Area Version: 34

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
52B	Bode clay loam, 2 to 6 percent slopes	44.84	29.3%		Ile	91	76
1507	Brownnton silty clay loam, 0 to 2 percent slopes	32.45	21.1%		IIw	62	64
385	Guckeen clay loam, 1 to 3 percent slopes	31.80	20.7%		IIw	76	62
95	Harps clay loam, 0 to 2 percent slopes	17.25	11.2%		IIw	72	82
388	Kossuth silty clay loam, 0 to 2 percent slopes	15.49	10.1%		IIw	72	65
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.11	5.3%		IIIw	59	74
52C2	Bode clay loam, 6 to 10 percent slopes, moderately eroded	3.58	2.3%		Ile	84	69
Weighted Average					2.05	75.9	*n 69.9



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 April 24, 2026 or such other date agreed to by the parties. Subject to current lease.

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 FDBE, PLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with FDBE, PLC 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 April 24, 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 FDBE, PLC.

Sale Method: The real estate will be offered in one tract. All bids are open for advancement starting March 24, 2026, at 1:00 PM until March 26, 2026, 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: Duitscher Family

Online Bidding Procedure: This online auction begins March 24, 2026, at 1:00 PM. Bidding closes on March 26, 2026, at 1:00 PM.

Bidders can also bid in person at the Farmers National Company office located at 605 East State Street, Algona, Iowa 50511

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.

