



LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Wright County, Iowa

Wednesday, February 11, 2026 | 10:00 AM

The Red Shed Event Center | 908 2nd Street NW, Clarion, Iowa 50525

Highlights:

- 80 acre tract with three grain bins and one machine shed.
- Farm is approximately 98% tillable, is partially tiled, and has an average CSR2 of 87.21.
- Clarion-Nicollet-Webster Soil Series, all classified as NHEL (Non-Highly Erodible Land) and PC/NW (Prior-Converted/Non-Wetlands) by NRCS.



For additional information, please contact:
Roger L. Johnson, Agent | (319) 230-0389
TSchutter@FarmersNational.com

Bidding starts | Monday, February 9, 2026 at 8:00 AM

Bidding closes | Wednesday, February 11, 2026 at end of live event

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

Property Information

Directions to Property: From the East edge of Clarion, take Iowa Highway 3 (220th Street) two miles East to Page Avenue. Then go two miles South on gravel road (Page Avenue) to the Northeast corner of the farm. Farm is located on the West side of Page Avenue and on the South side of 240th Street (both are gravel roads). 911 address is 2407 Page Avenue, Clarion, Iowa.

Legal Description: E1/2 NE1/4 of Section 16, Township 91 North, Range 24 West of the Fifth P.M. (Lincoln Township)

Property Description: Very high quality, investment grade farmland for existing farmers, beginning farmers, or investors. The farm will be met with aggressive demand due to access to grain markets and ethanol plants.

Improvements: One machine shed and three grain storage bins. The total capacity of the grain storage is approximately 14,000 bu.

140 ft. X 82 ft. All Steel Machine Shed. Good condition

Large overhead door on east end, dirt floor.

Steel Grain Storage Bin 24 ft. X 18 ft. Good condition

Steel Grain Storage Bin 18 ft. X 16 ft. Good condition

Steel Grain Storage Bin 20 ft X 16 ft. Good condition

Farm Data:

| | |
|------------------|-------------|
| Cropland | 78.50 acres |
| Roads (2) | 3.00 acres |
| <u>Buildings</u> | 0.39 acres |
| Total | 80.00 acres |

(Cropland includes 3 small, short, waterways)

Note: Total Net Taxable Acres = 77.00 Acres

FSA Information:

| | Base | Yield |
|----------|-------------|--|
| Corn | 39.40 acres | 158 bushels (approximately 50% of tillable acres) |
| Soybeans | 39.10 acres | 43 bushels (approximately 50% of tillable acres) |

Note: Farm is all classified as NHEL (Non-Highly Erodible Land) and PC/NW (Prior Converted Non-Wetland) by NRCS office.

2025-2026 Taxes: \$3,094 (net) or approximately \$38.68 per acre (net)

2025 Drainage Assessment: \$32.97 total (2026 assessment is to be determined at a later date)

Additional Comments: Farm lies within Drainage Districts: 14, 23, 33, and 231. Future drainage assessments are not yet determined and will be the responsibility of the buyer.

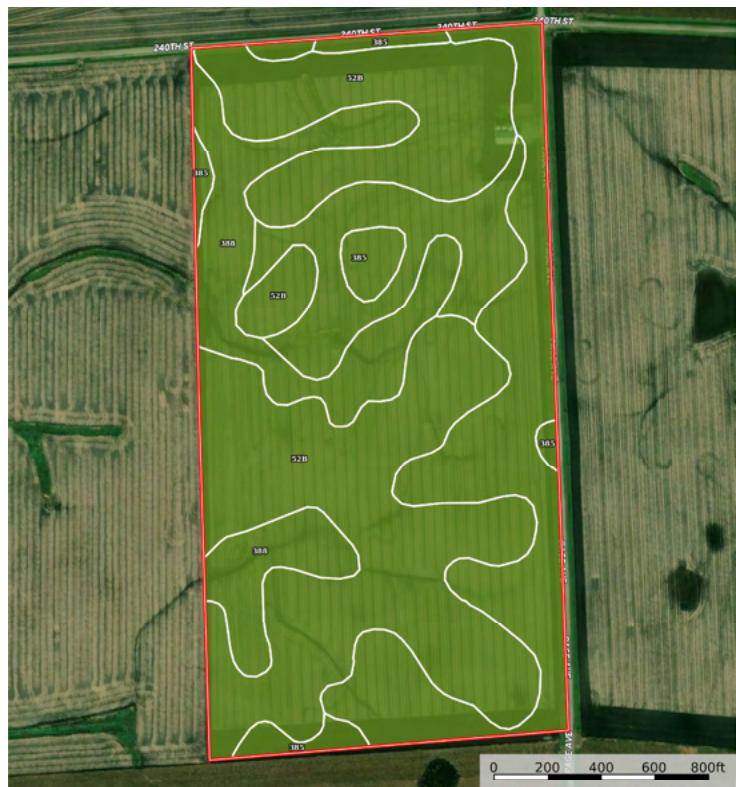
Location Map



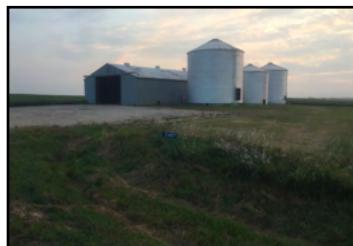
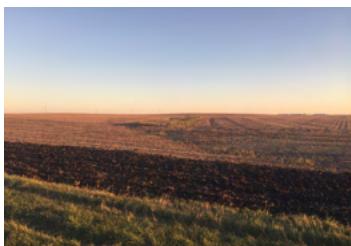
Aerial Map



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CSR2 | CPI | NCCPI | CAP |
|-----------|--|------------|-------|-------|-------|-------|-----|
| 52B | Bode clay loam, 2 to 6 percent slopes | 40.49 | 50.18 | 91.0 | 89 | 81 | 2e |
| 388 | Kossuth silty clay loam, 0 to 2 percent slopes | 29.91 | 37.07 | 86.0 | 0 | 90 | 2w |
| 385 | Guckeen clay loam, 1 to 3 percent slopes | 10.27 | 12.73 | 76.0 | 86 | 72 | 2w |
| TOTALS | | 80.67(*) | 100% | 87.21 | 55.61 | 83.17 | 2.0 |



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 March 11, 2026, or such other date agreed to by the parties. Subject to current lease (which has been terminated for 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 the Farmers National Company Trust Account.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the Farmers National Company Trust Account 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 March 11, 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 the closing agent.

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 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 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: Genevieve Cramer Allen Revocable Trust Dated May 27, 1997

Auctioneer: Joel Ambrose

Agent Comments: Buyer agrees to participate and sign all disclosure statements required by Wells Fargo Bank Trust Department.

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, February 9, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, February 11, 2026, 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 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.

www.FarmersNational.com

Real Estate Sales • Farm and Ranch Management • Energy Management

Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities