



Farmers
National
Company™

www.FarmersNational.com

L-2600049

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

134.71± Acres, Fremont County, Iowa

Tuesday, December 2, 2025 | 10:00 AM

Faith United Church | 1975 US Highway 275, Sidney Iowa

Highlights:

- **CSR2 of 87.8. Very productive farm that is efficient to complete operations.**
- **Type of farm that would add considerable attention to your farming operation.**
- **Paved road 155th Street (J18) on the south edge of farm. Within 30 minutes of the best grain markets in southwest Iowa.**



For additional information, please contact:

Richard Hickman, Agent | (402) 690-1423

RHickman@FarmersNational.com

Bidding starts | Thursday, November 27, 2025 at 8:00 AM
Bidding closes | Tuesday, December 2, 2025 at close of live event.
To register and bid go to: www.fncbid.com

Property Information

Directions to Property:
Located 900 Feet east of 1-29 on 155th Street (J18),
McPaul, Iowa 51654.

Property Description:
Top notch farm with productive soils and excellent
access to transportation routes.

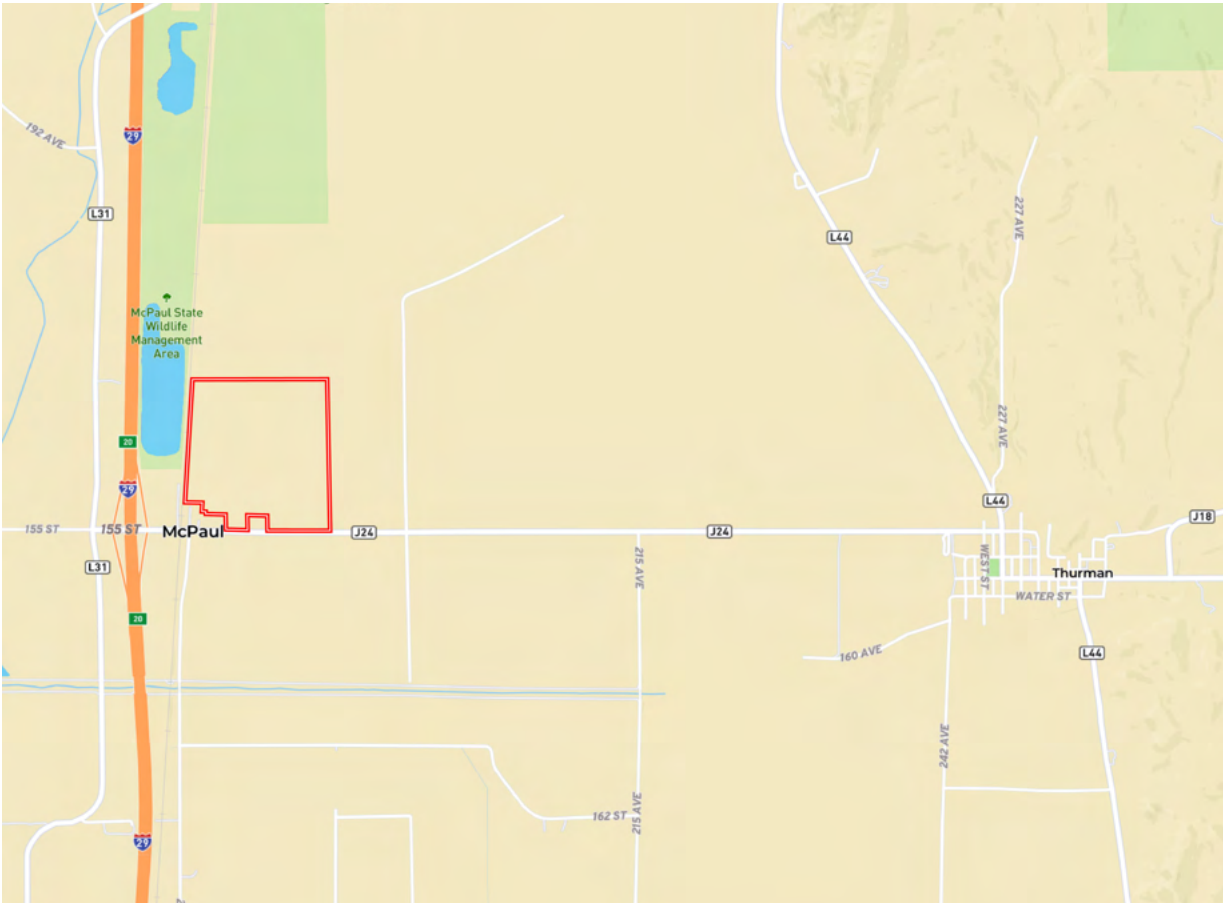
Legal Description:
NW1/4 NW1/4 E RR, NE1/4 NW1/4, SE1/4 NW1/4
EXC PT PCL D and E PT SW1/4 NW1/4 EXC TRS, All In
Section 33-70N-43W.

Farm Data:
Cropland 133.29 acres
Non-crop 1.42 acres
Total 134.71 acres

FSA Information:		
	Base	Yield
Corn	69.3 acres	166 bushels
Soybeans	63.99 acres	45 bushels

2024 Taxes:
Real Estate: \$5,866.00
Drainage Districts: \$586.23
First half payable September of 2025 and 2nd half
March of 2026

Property Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
436	Lakeport silty clay loam	115.03	85.26	86.0	0	73	1
36	Salix silty clay loam	18.22	13.51	98.0	0	97	1
46	Keg silt loam	1.66	1.23	98.0	0	83	1
TOTALS		134.91(*)	100%	87.77	-	76.36	1.0



Simulcast Auction Terms

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: Seller will pay those real estate tax installments due and payable through September 1, 2026.

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 6, 2026 or such other date agreed to by the parties. Subject to current lease that expires February 28, 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 TitleCore, Omaha, Nebraska.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with TitleCore the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by both the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on January 6, 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 TitleCore.

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.

Auction Sales: 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. The real estate will sell in the manner resulting in the highest total price. Bidding

increments are solely at the discretion of the Auctioneer. Absentee or telephone bids will be accepted with prior approval from 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: Harder Family Limited Partnership

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Thursday, November 27, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM, on Tuesday, December 2, 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 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.

