



**Farmers
National
Company**

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L-2600054

Tract 2

Tract 1

SCAN THE QR CODE
FOR MORE INFO!



ONLINE AUCTION

48.5± Acres, Chickasaw County, Iowa

Bidding starts | Sunday, December 14, 2025 at 4:00 PM

Bidding closes | Tuesday, December 16, 2025 at 1:00 PM

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

Highlights:

- Two smaller tracts of land offering mostly tillable land
- Timber for the outdoor enthusiast
- All close to New Hampton

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Property Information

Property Description: Take a look at these two tracts of land, mostly tillable with some timber. Close to New Hampton.

Directions to Property: From New Hampton, take B57 southwest to Jasper Avenue. Then go south 1 3/4 miles to 230th Street, turn west and go a half mile. Tract 1 will be on the south side of the road and tract two will be on the north side.

Legal Description: The East Nine Acres of the South half of the Southwest Quarter of the Southeast Quarter of Section 22, Township 95 North, Range 13 West of the 5th P.M.; AND The Northeast Quarter of the Northwest Quarter of Section 27, Township 95, Range 13 West of the 5th P.M., all in Chickasaw County, Iowa.

Farm Data:

Tract 1:

Cropland	34.54 acres
Non-crop	5.46 acres
Total	40.00 acres

Tract 2:

Cropland	7.39 acres
Non-crop	1.11 acres
Total	8.50 acres

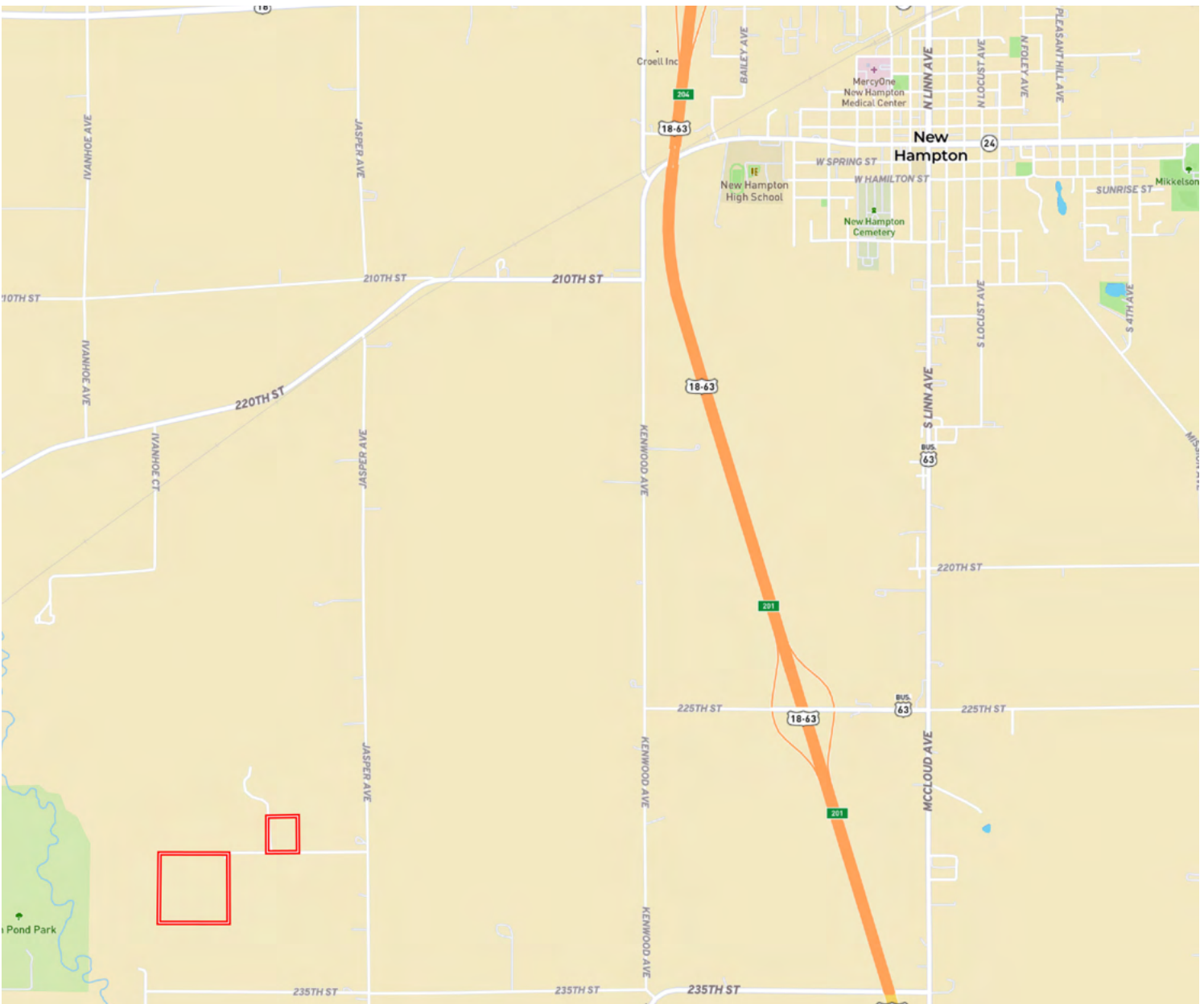
FSA Information: Not available as offices are closed.

Taxes:

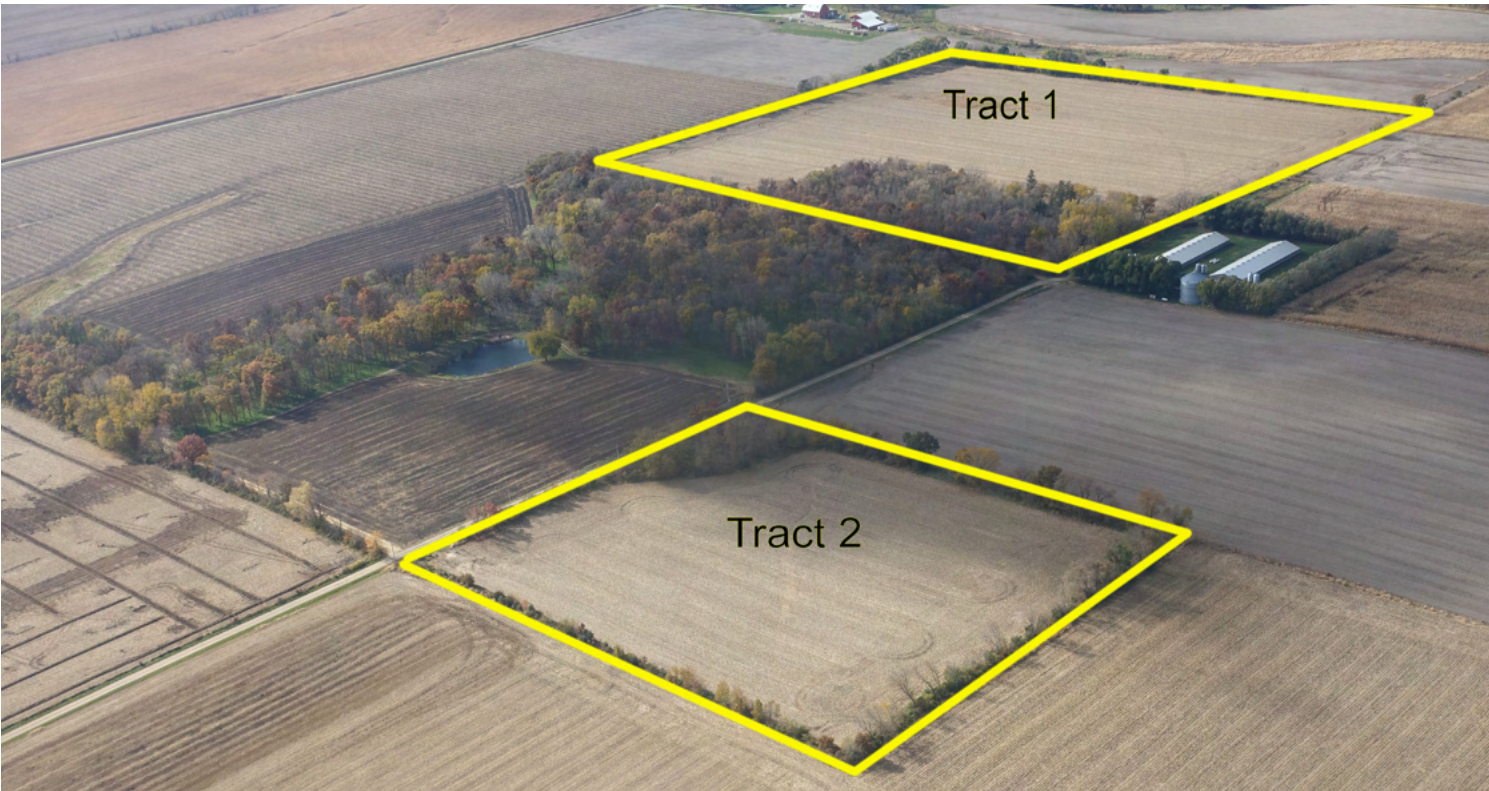
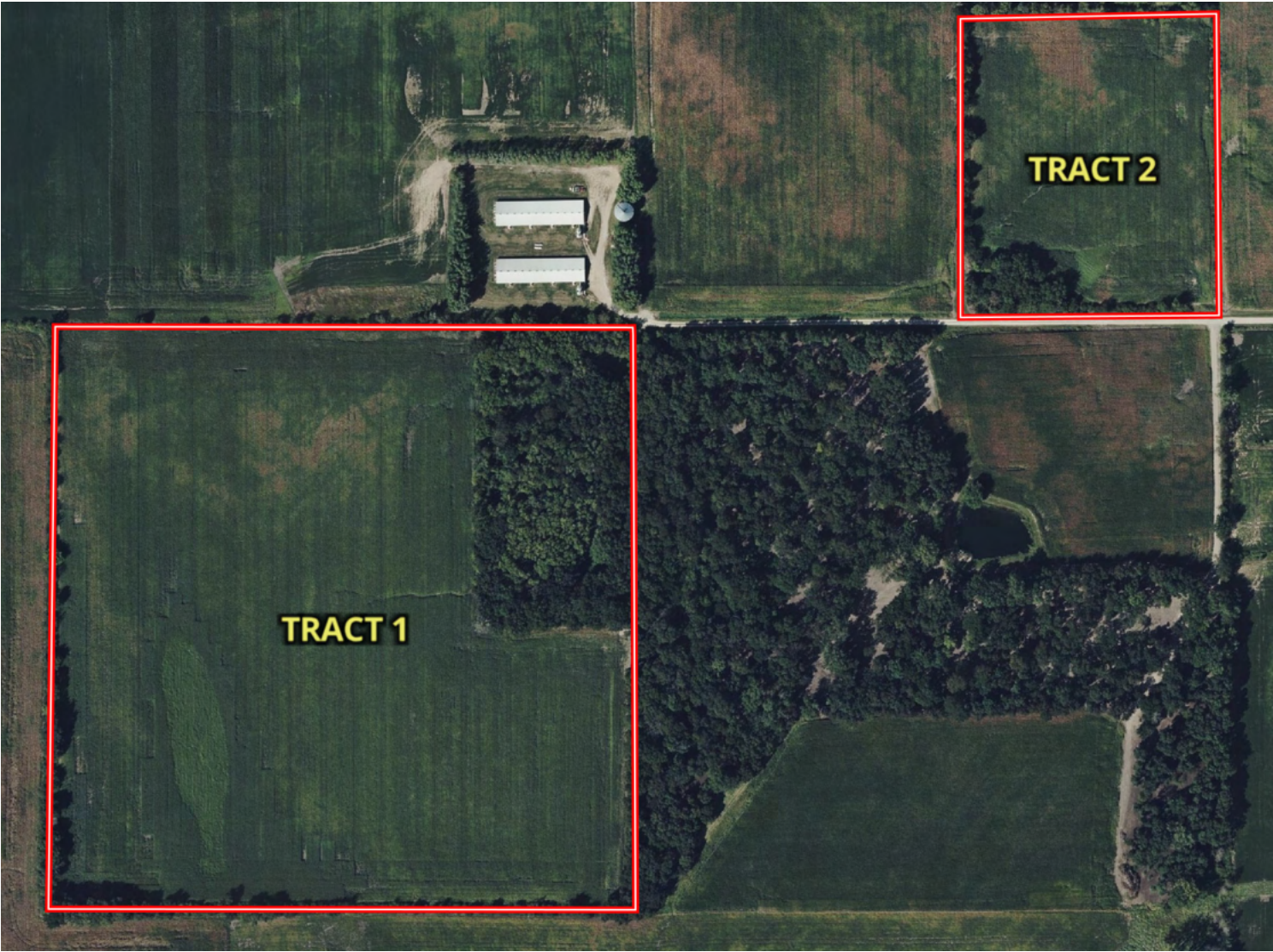
Tract 1: \$1,114.00

Tract 2: \$222.00

Location Map



Aerial Map



Tract 1:

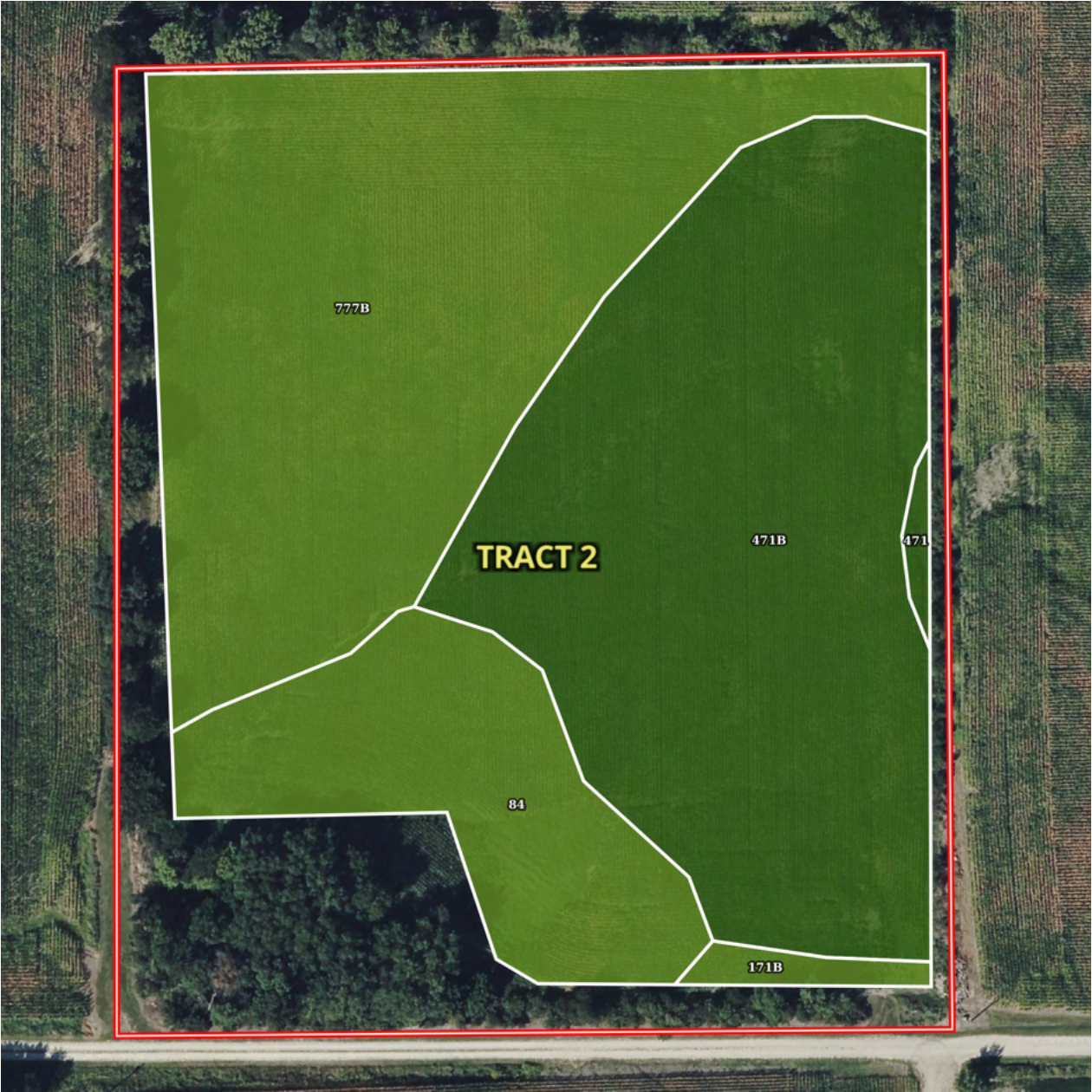
Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
84	Clyde clay loam, 0 to 3 percent slopes	13.85	43.49	88.0	0	91	2w
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	8.69	27.28	53.0	0	81	2s
153	Shandep clay loam, 0 to 1 percent slopes	5.06	15.89	50.0	0	83	3w
198B	Floyd loam, 1 to 4 percent slopes	3.02	9.48	89.0	0	88	2w
471B	Oran loam, 2 to 5 percent slopes	0.85	2.67	74.0	0	80	1
407B	Schley loam, 1 to 4 percent slopes	0.21	0.66	81.0	0	95	2w
1727	Udolpho loam, 0 to 2 percent slopes, rarely flooded	0.18	0.57	48.0	0	78	2w
TOTALS		31.86(*)	100%	71.89	-	86.4	2.13

Tract 2:

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
471B	Oran loam, 2 to 5 percent slopes	3.11	43.86	74.0	0	80	1
777B	Wapsie loam, 2 to 5 percent slopes	2.81	39.63	50.0	0	66	2e
84	Clyde clay loam, 0 to 3 percent slopes	1.05	14.81	88.0	0	91	2w
171B	Bassett loam, 2 to 5 percent slopes	0.08	1.13	85.0	0	87	2e
471	Oran loam, 0 to 2 percent slopes	0.04	0.56	79.0	0	81	1
TOTALS		7.09(*)	100%	66.71	-	76.17	1.56

Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 and transferred at closing on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Sellers or Farmers National Company.

Possession: Possession will be granted at closing on January 29, 2026, or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 15% 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 Dentons Davis Brown.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Dentons Davis Brown the required earnest payment. The Seller will provide a current abstract of title at their expense. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on January 29, 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 Dentons Davis Brown.

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. 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 starting Sunday, December 14, 2025, at 4:00 PM until Tuesday, December 16, 2025, at 1:00 PM, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed 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 placed 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 the Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Sellers 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: Daryl Degner & Deborah Haugen Revocable Trust

Online Bidding Procedure: This online auction begins on Sunday, December 14, 2025, at 4:00 PM. Bidding closes on Tuesday, December 16, 2025, at 1:00 PM.

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.



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