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L-2600064

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FOR MORE INFO!**



LAND AUCTION

SIMULCAST LIVE AND ONLINE

55.08± Acres, Jasper County, Iowa

Monday, December 15, 2025 | 10:00 AM

Colfax Historical Society | 900 North Walnut, Colfax, Iowa

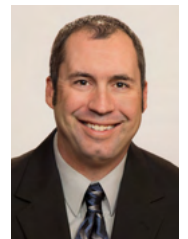
Highlights:

- High quality farmland with open tenancy for 2026 crop year
- Interstate access
- Development potential

For additional information, please contact:



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Bidding starts | Friday, December 12, 2025 at 8:00 AM

Bidding closes | Monday, December 15, 2025 at close of live event.

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

Property Information

Directions to Property:

This property can be accessed from Highway 117 at the intersection of Fleet Avenue north of Interstate 80 at Colfax. The property lies along Federal Avenue on the south boundary and east of the Microtel.

Legal Description:

Sec 36, Twn 80, Rng 21 Part of the Northwest Quarter and Southwest Quarter of Section 36 of Poweshiek Township, Jasper County, Iowa.
Beacon Parcel #: 0636100004, 0636300001, 0636300002.

Property Description:

Premium tract with excellent CSR2 ratings, interstate access, and strong potential for future development.

Farm Data:

Cropland	53.08 acres
Non-crop	<u>2.00 acres</u>
Total	55.08 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	27.4 acres	266 bushels
Soybeans	19.7 acres	68 bushels

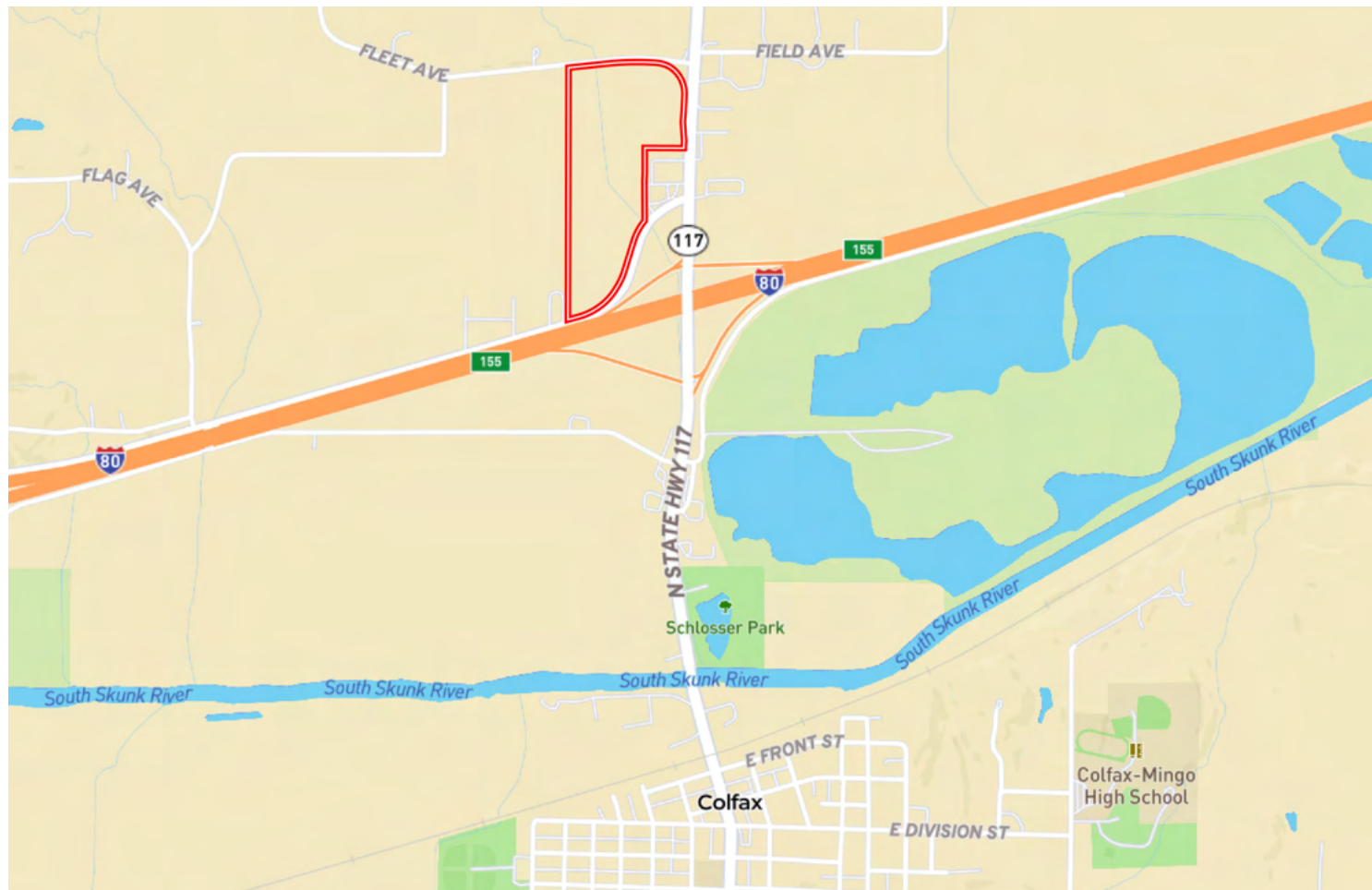
2025 Taxes:

\$2,834

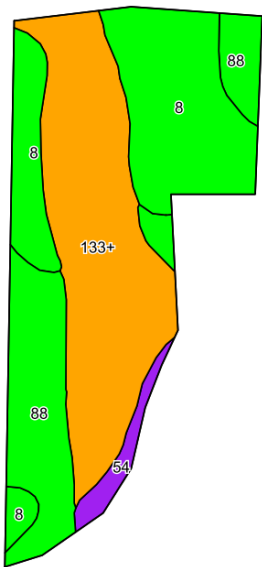
Agent Comments:

Open tenancy for 2026 crop year. Average CSR2 rating of 87.64.

Aerial Map



Soil Map



Area Symbol: IA099, Soil Area Version: 31														
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR	*n NCCPI Overall
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	21.39	41.6%		> 6.5ft.	Poorly drained	Ilw	204.8	4.3	59.4	12.0	78	85	82
8	Judson silty clay loam, 0 to 2 percent slopes	16.83	32.7%		> 6.5ft.	Well drained	le	232.0	6.5	67.3	13.2	91	95	78
88	Nevin silty clay loam, 0 to 2 percent slopes	11.64	22.6%		> 6.5ft.	Somewhat poorly drained	ls	227.2	5.9	65.9	11.0	92	90	96
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.60	3.1%		> 6.5ft.	Poorly drained	Ilw	177.6	3.7	51.5	9.2	60	70	61
Weighted Average							1.45	217.9	5.4	63.2	12.1	84.9	88.9	*n 83.2



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 February 16, 2026, or such other date agreed to by the parties. Subject to the 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 the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Farmers National Company 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 February 16, 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.

Sale Method: The real estate will be offered as a total unit. 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: Kevin Douglas Morgan and Kimberly Morgan Metz

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, December 12, 2025, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Monday, December 15, 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.

