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L-2600086

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FOR MORE INFO!**



LAND AUCTION

SIMULCAST LIVE AND ONLINE

302± Acres, Chickasaw County, Iowa

Tuesday, January 27, 2026 | 10:00 AM

Chickasaw Event Center | 301 North Water Avenue, New Hampton, Iowa 50659

Highlights:

- Very unique and attractive property including large pond
- Electrical power at pond
- 2/3 cropland along with a good amount of woodland

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Bidding starts | Friday, January 23, 2026 at 8:00 AM
Bidding closes | Tuesday, January 27, 2026 at close of live event

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

Property Information

Directions to Property: From New Hampton go East on Highway 24 for three miles, then turn South on Pembroke Avenue and go South 1 1/2 miles then turn East on 220th street for a 1/2 mile. Property will be on the South side of the road.

Legal Description: The West half of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 23, Township 95 North, Range 12 West of the 5th P.M., Chickasaw County Iowa.

The Southwest Quarter of Section 23, Township 95 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa.

The North 30 acres of the Northwest Quarter of Section 26, Township 95 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa.

Property Description: This property offers a large pond, cropland & woodland in a high demand area

Farm Data:

Tract 1:
Cropland (TBD) 38.00 acres
Other 1.2 acres
Total 39.2 acres

Tract 2:
Cropland 168.4 acres
Other 94.4 acres
Total 262.8 acres

FSA Information:

	Base	Yield
Tract 1:		
Corn	TBD	153 bushels

	Base	Yield
Tract 2:		
Corn	TBD	153 bushels

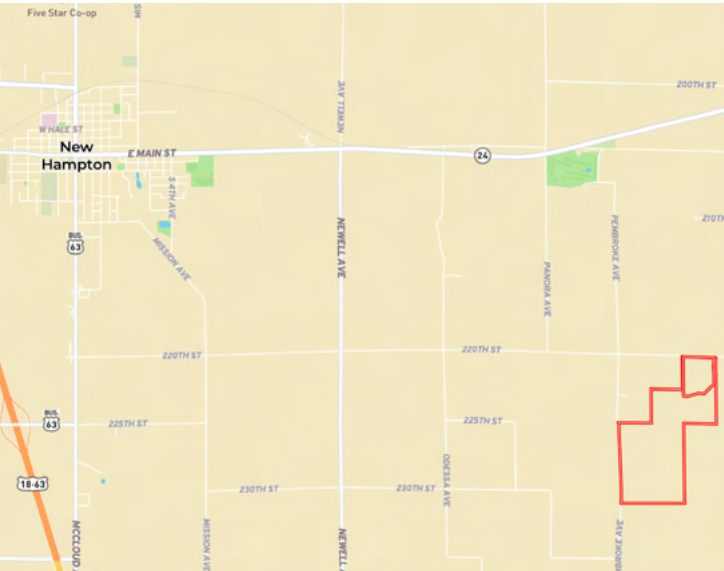
CRP Information:

Tract 2: This tract includes a total of 9.3 CRP acres, with an annual payment of \$2,667, expiring on September 30, 2032.

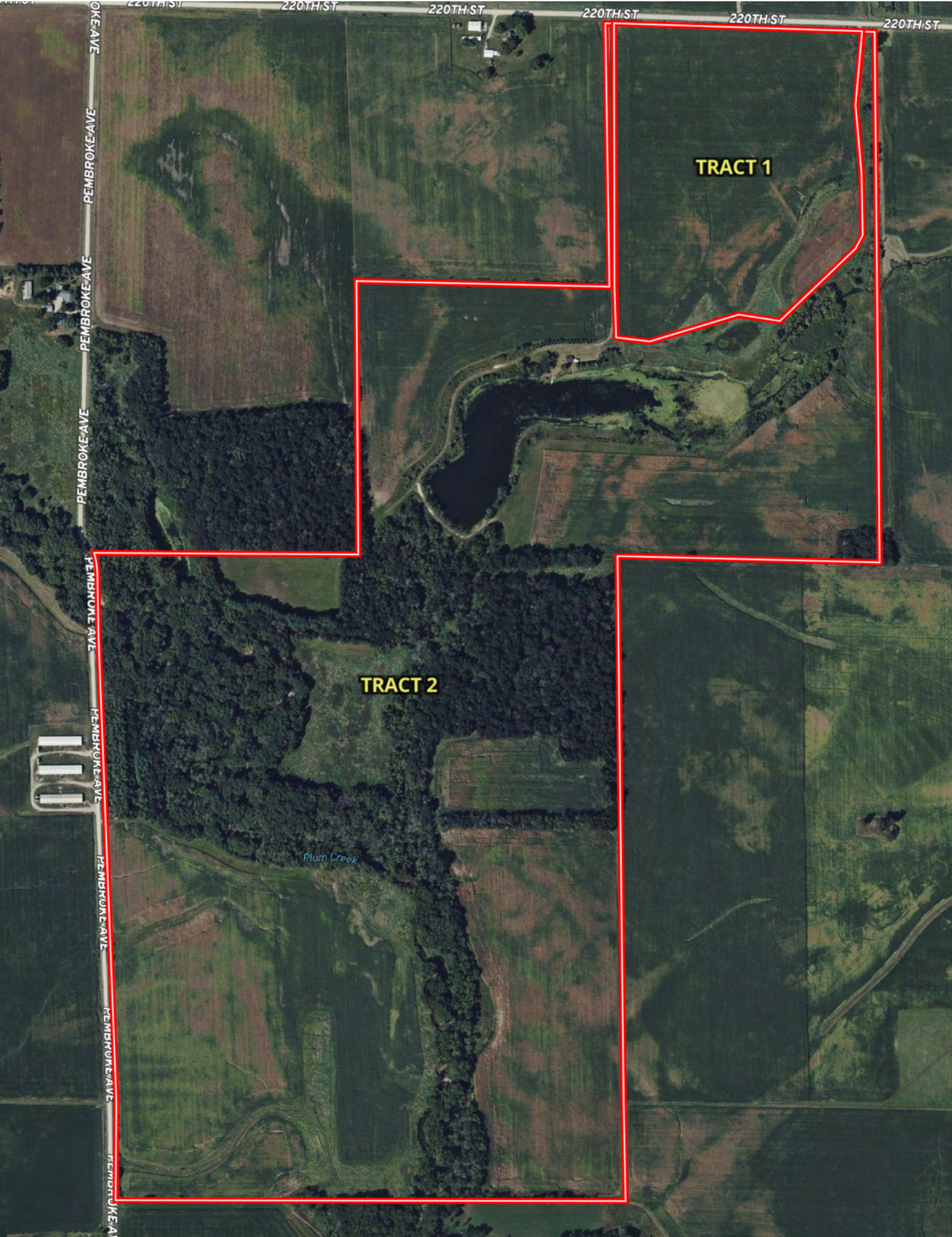
Taxes:

Tract 1: TBD
Tract 2: TBD
\$6,000 total for both tracts
Approx \$19.86/acre

Location Map



Aerial Map



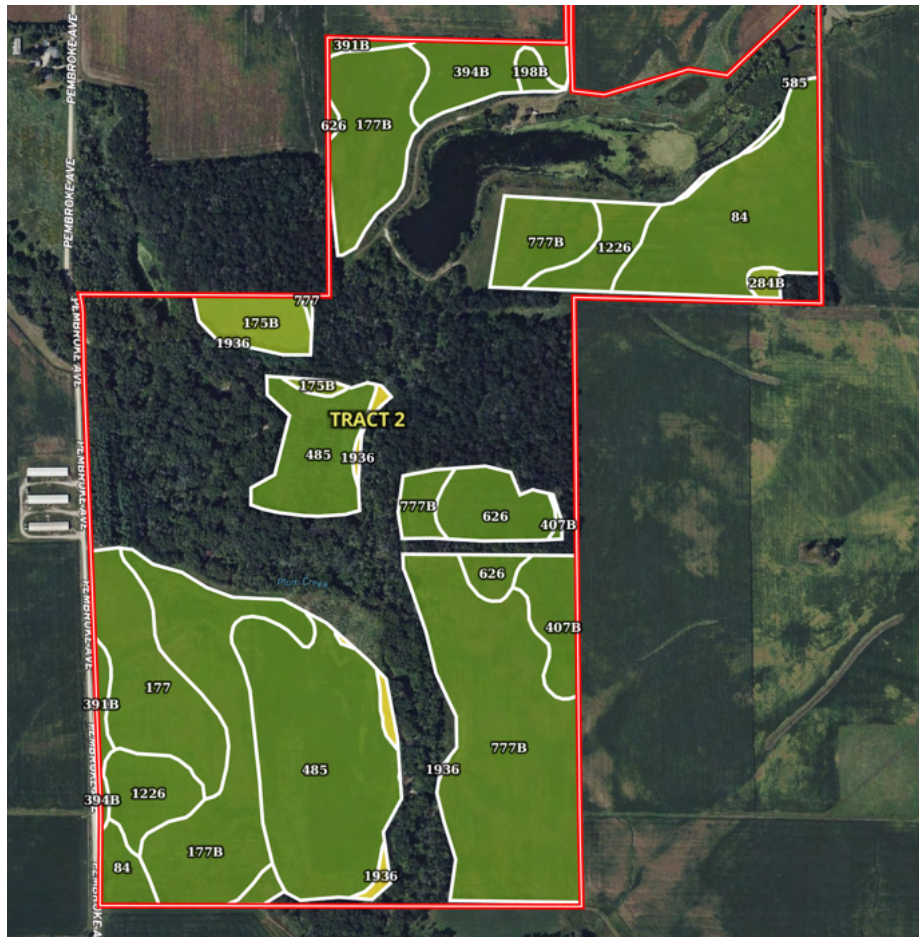
Tract 1:

Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
84	Clyde clay loam, 0 to 3 percent slopes	11.82	30.81	88.0	0	91	2w
399	Readlyn silt loam, 1 to 3 percent slopes	8.14	21.21	91.0	0	80	1
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	7.35	19.16	53.0	0	81	2s
394B	Ostrander loam, 2 to 5 percent slopes	3.95	10.29	88.0	0	78	2e
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	3.06	7.97	76.0	0	87	2w
198B	Floyd loam, 1 to 4 percent slopes	2.66	6.93	89.0	0	88	2w
177B	Saude loam, 2 to 5 percent slopes	1.39	3.62	55.0	0	78	2s
TOTALS		38.37(*)	100%	79.85	-	84.41	1.79

Aerial Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
777B	Wapsie loam, 2 to 5 percent slopes	31.02	22.04	50.0	0	66	2e
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	27.44	19.49	76.0	0	87	2w
177B	Saude loam, 2 to 5 percent slopes	24.41	17.34	55.0	0	78	2s
84	Clyde clay loam, 0 to 3 percent slopes	17.36	12.33	88.0	0	91	2w
177	Saude loam, 0 to 2 percent slopes	10.01	7.11	60.0	0	79	2s
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.2	5.11	59.0	0	87	2s
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	5.88	4.18	53.0	0	81	2s
394B	Ostrander loam, 2 to 5 percent slopes	4.99	3.54	88.0	0	78	2e
407B	Schley loam, 1 to 4 percent slopes	4.01	2.85	81.0	0	95	2w
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.86	2.74	50.0	0	61	3e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.64	1.17	87.0	0	89	2w
1936	Spillville-Udifluvents complex, channeled, 0 to 2 percent slopes	1.31	0.93	25.0	0	-	5w
198B	Floyd loam, 1 to 4 percent slopes	0.74	0.53	89.0	0	88	2w
284B	Flagler sandy loam, 2 to 5 percent slopes	0.54	0.38	49.0	0	62	3e
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	0.25	0.18	70.0	0	77	2w
777	Wapsie loam, 0 to 2 percent slopes	0.12	0.09	55.0	0	67	2s
TOTALS		140.78(*)	100%	64.59	-	78.78	2.06

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 3, 2026, or such other date agreed to by the parties.

Earnest Payment: A 15% earnest money payment is required on the day of the bidding. All funds will be deposited and held by Dillon Law Trust.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Dillon Law 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 will be on March 3, 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 Dillon Law.

Sale Method: The real estate will be offered in multiple tracts. 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.

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.

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: Harvey Drewelow Trust

Auctioneer: Joel Ambrose **License Number:** S61482000

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, January 23 at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, January 27, 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.

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