

**Farmers  
National  
Company**<sup>TM</sup>

[www.FarmersNational.com](http://www.FarmersNational.com)

L-2600092-1



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FOR MORE INFO!



# ONLINE AUCTION

**66.99± Acres, Cerro Gordo County, Iowa**

**Bidding starts | Friday, February 20, 2026 at 8:00 AM**

**Bidding closes | Tuesday, February 24, 2026 at 1:00 PM**

To register and bid go to: [www.fncbid.com](http://www.fncbid.com)

## Highlights:

- Well tiled farmland in high demand area
- Great hunting/recreational property
- CRP contract ends in 2027

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

[RMitchell@FarmersNational.com](mailto:RMitchell@FarmersNational.com)

# Property Information

**Directions to Property:** From Mason City, go west on Business 18 to Lark Avenue, turn left and go south for three-quarters of a mile and then turn right and go west another three-quarters mile. Property will be on the south side of the road.

**Legal Description:** To be determined by survey.

**Property Description:** Farmland in high demand area, CRP comes out in 2027, great hunting recreation area.

**2025 Taxes:** \$1,239.41

## Farm Data:

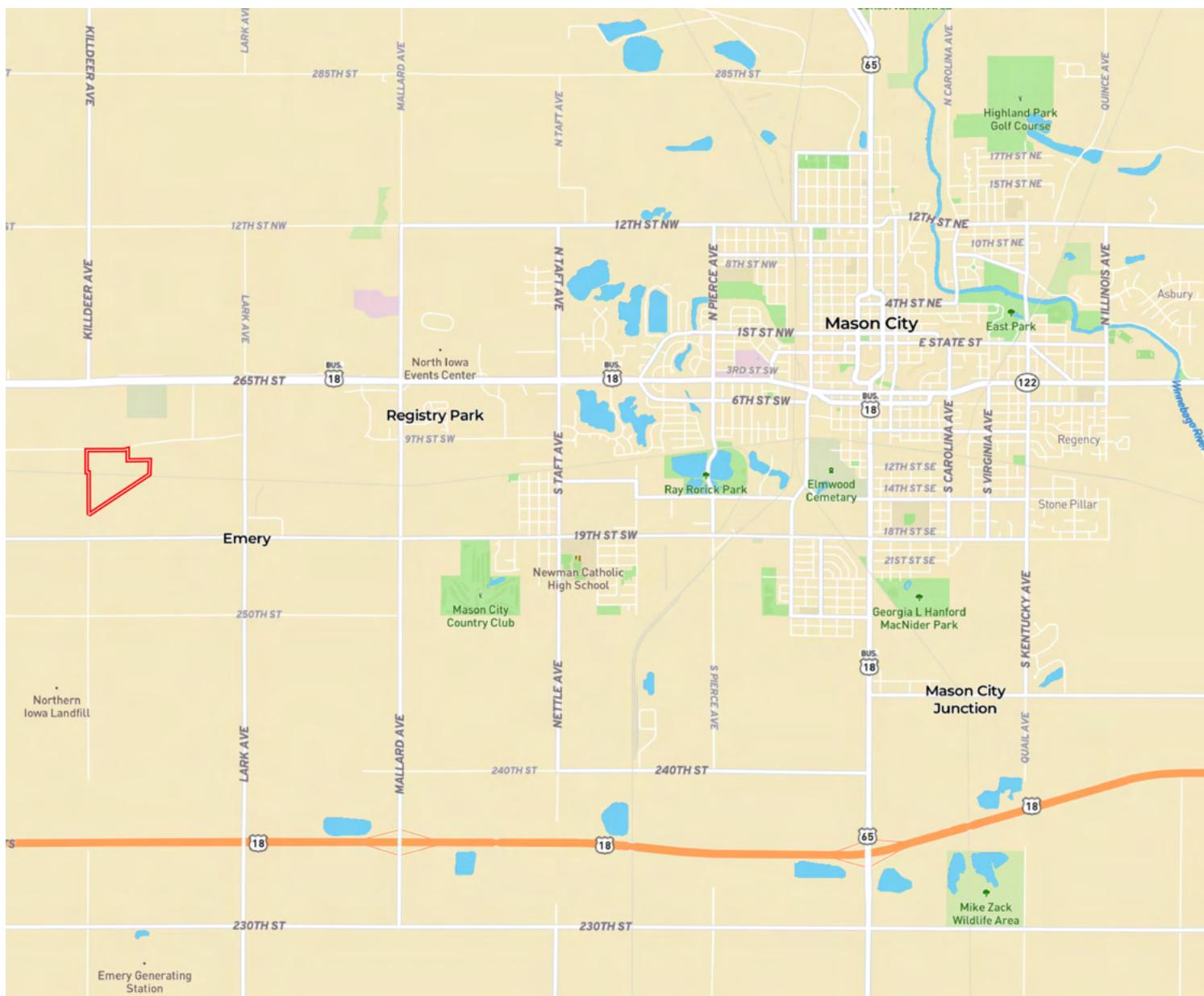
Cropland	.99 acres
Non-crop	26.41 acres
CRP	<u>39.59 acres</u>
Total	66.99 acres

## FSA Information:

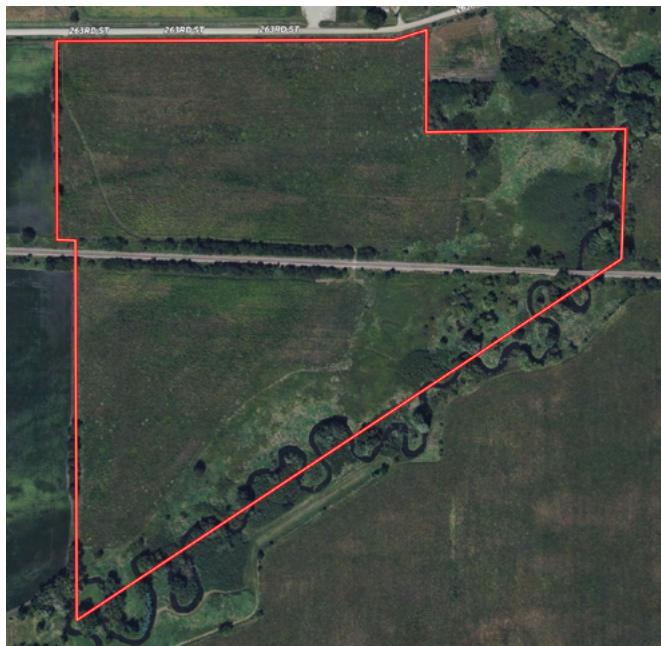
	Base Acres	Yield
Corn	TBD	122 bushels
Soybeans	TBD	35 bushels

**CRP:** 39.59 acres enrolled with an annual payment of \$9,620.37, expiring September 30, 2027.

## Location Map



### Aerial Map



### Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	27.29	64.67	54.0	0	82	2w
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	9.3	22.04	54.0	0	64	2w
177	Saude loam, 0 to 2 percent slopes	5.22	12.37	60.0	0	79	2s
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.32	0.76	76.0	0	82	2w
177B	Saude loam, 2 to 5 percent slopes	0.05	0.12	55.0	0	78	2s
83B	Kenyon loam, 2 to 5 percent slopes	0.01	0.02	90.0	0	89	2e
TOTALS		42.19( *)	100%	54.91	-	77.64	2.0



# 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 March 19, 2026, 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 Roberts & Eddy P.C.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Roberts & Eddy PC Trust 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 March 19, 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 Roberts & Eddy P.C.

**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 starting **Friday, February 20, 2026, at 8:00 AM until Tuesday, February 24, 2026, 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:** Timothy and Kathy Lichty

**Online Bidding Procedure:** This online auction begins on Friday, February 20, 2026, at 8:00 AM. Bidding closes on Tuesday, February 24, 2026, at 1:00 PM. **Bidders can also bid in person at the Farmers National Company office located at 1954 N. Linn Ave., New Hampton, IA 50659.** Farmers National Company personnel will walk through the on-line bidding process through the main office computer.

**To register and bid on this auction go to: [www.FNCBid.com](http://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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