



ONLINE AUCTION

24.94± 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

Highlights:

- **24.94 acre tract includes 12 plus acre pond**
- **Depths over 20 feet in many places**
- **Very close to Mason City, right on Ave of the Saints, owned access from 230th Street**

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com

Property Information

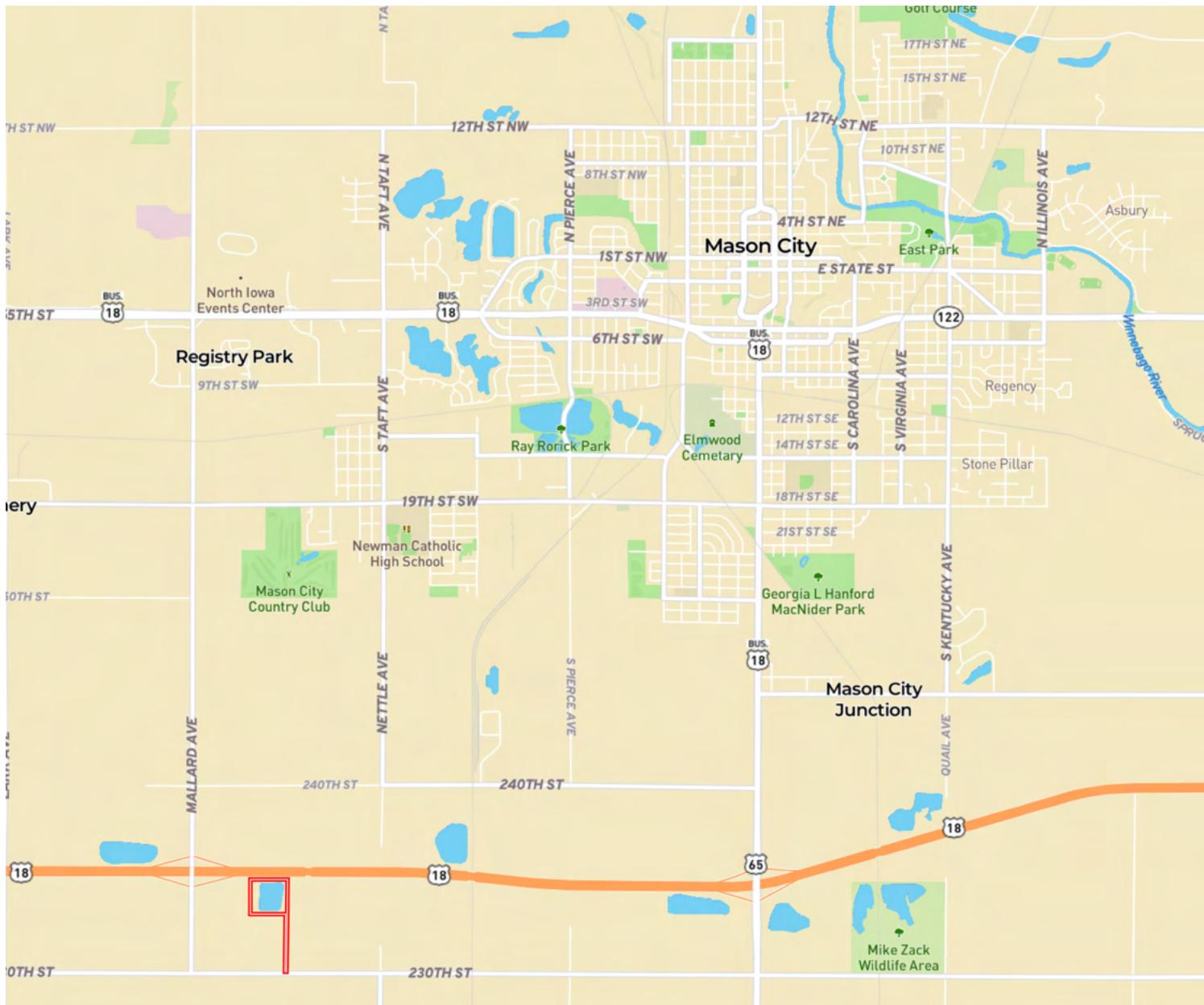
Property Description: Great recreational land or building property with owned access from 230th Street.

Directions to Property: From the junction of Mason City, Highway 65 and Avenue of the Saints 18, go five miles west. Pond property is on the south side. Access to the pond can be seen by taking Mallard Ave South one mile to 230th Street. Then go east a half mile. Driveway is on the north side of the road.

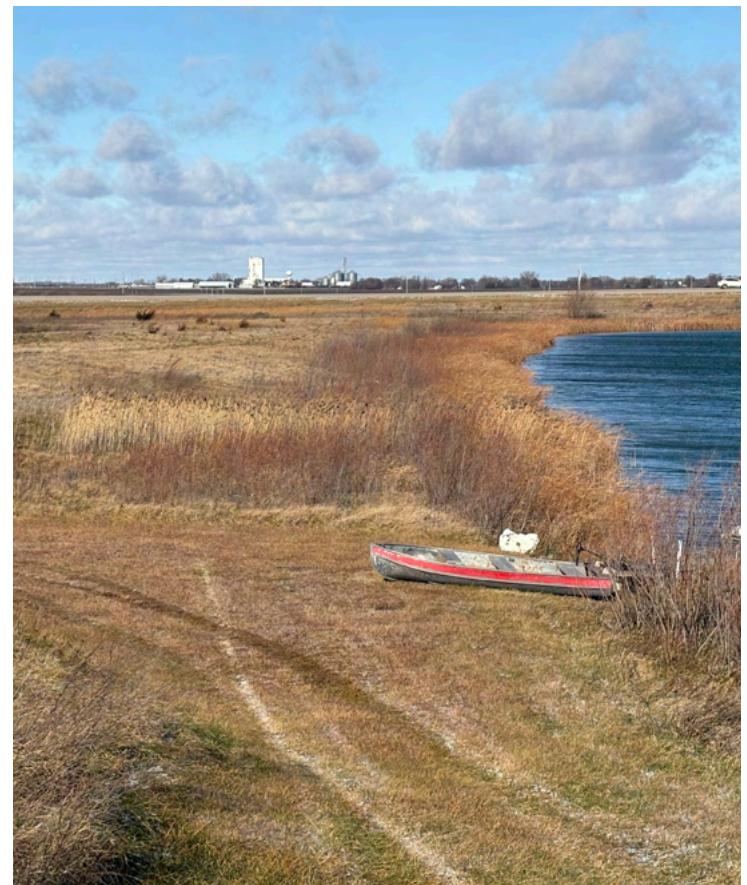
Legal Description: Parcel A in the East half of the Southwest Quarter of Section 30, Township 96 North, Range 20 West of the 5th P.M., in Cerro Gordo County, Iowa, as described and depicted in the Plat of Survey dated and filed December 12, 2011 as Document No 2011-8494

Taxes: \$400.00

Location Map



Aerial Map



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, or such other date agreed to by the parties.

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.

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: Tim Lichy and Brad Lichy

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

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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