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LAND AUCTION

SIMULCAST LIVE AND ONLINE

73.93± Acres, Story County, Iowa

Wednesday, April 8, 2026 | 10:00 AM

Cambridge Community Center | 225 Water Street, Cambridge, Iowa

Highlights:

- 83.7 whole farm average CSR
- High percent tillable farm, 95.5%
- Operated as certified organic farm since 2022
- Open lease for 2026



For additional information, please contact:

Jon Peterson, Agent

(515) 221-9950 or (515) 360-1567

JPeterson@FarmersNational.com

Bidding starts | Monday, April 6, 2026, at 8:00 AM
Bidding closes | Wednesday, April 8, 2026, at close of live event.

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

Property Information

Directions to Property:

From Cambridge, Iowa, take County Road S63 east two miles to 610th street. Take 610th north one and one-half miles to the intersection of 290th Street at the southeast corner of the farm. Farm lies to the east of 610th and north of 290th.

Legal Description:

S 1/2 SE 1/4 Section 2, T82N R23W Union Township, Story County, Iowa, except for Parcel A . Exact legal per abstract.

Property Description:

Excellent high percent (95.5) tillable grain farm located northeast of Cambridge two miles. This farm has a CSR2 of 83.7. Story County average CSR2 is 80.2 per ISU. This farm has been certified organic since 2022. Organic certification can be transferred to the new owner if requested.

Lease is open for the 2026 crop year. November 2025 soil tests show an average PH of 6.8, P level of 25, and K level of 122. Possession will be granted prior to the closing on April 5, 2026.

Farm Data:

Cropland	70.65 acres
Road ROW	<u>3.28 acres</u>
Total	73.93 acres

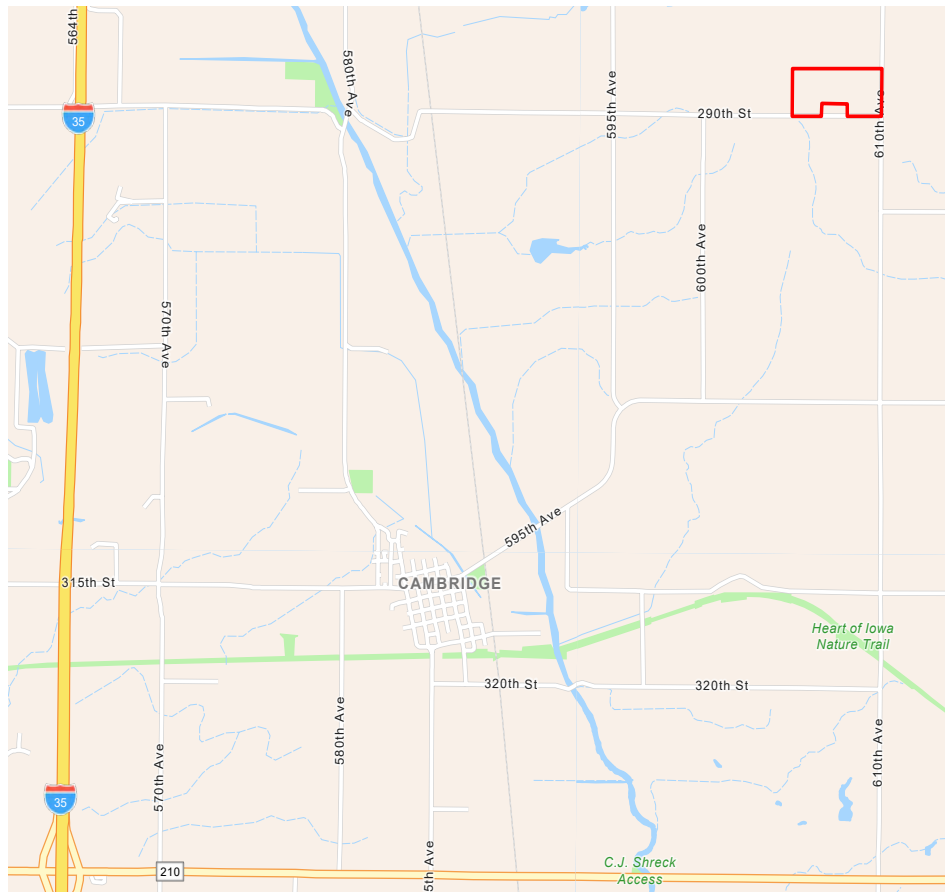
FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	42.42 acres	141 bushels
Soybeans	27.56 acres	47 bushels

Taxes:

\$2,364.00

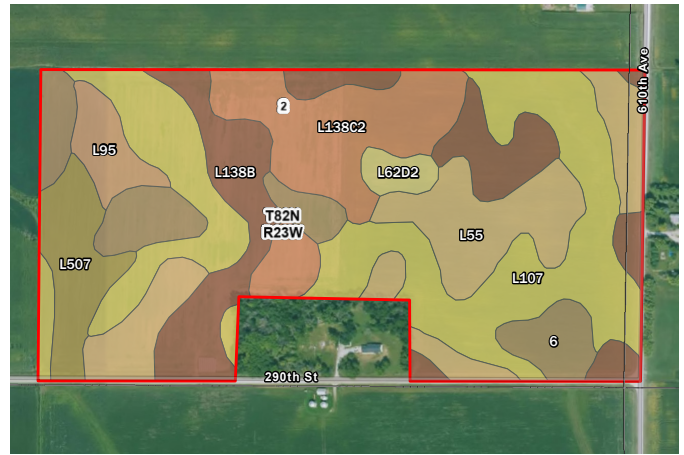
Property Location Map



Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	CSR	ACRES
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2w	88	22.3
L55	Nicollet loam, 1 to 3 percent slopes	1	91	12.9
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	2e	88	12.6
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3e	83	10.4
6	Okoboji silty clay loam, 0 to 1 percent slopes	3w	59	7.4
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	2w	87	4.6
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2w	75	2.4
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	4e	41	1.2
TOTAL			83.7	73.8



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 given on April 9, 2026, prior to closing on May 5, 2026.

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 Farmers National Company Trust Account.

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 equally paid by both the Buyer(s) and the Seller. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on May 5, 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 Farmers National Company.

Sale Method: The real estate will be offered in one individual tract. 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 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: Thielges Farms

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, April 6, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, April 8, 2026, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fnccbid.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.