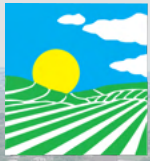


L-2600289



**Farmers
National
Company**

www.FarmersNational.com

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

79.2± Acres, Carroll County, Iowa

Tuesday, July 14, 2026 | 10:00 AM

Kruger Shelter House | 223 W. 7th Street. Glidden, Iowa 51443

Highlights:

- East of City Limits of Glidden!
- Excellent Appeal Along HWY 30
- 99% Cropland Acres Per FSA!

For additional information, please contact:

Adam Pick, AFM, Agent | (712) 210-3458

APick@FarmersNational.com

Bidding starts | Monday, June 22 , 2026 at 8:00 AM
Bidding closes | Tuesday, July 14, 2026 at close of live event

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

Property Information

Directions to Property: This farm is well-located just East of the city limits of Glidden, Iowa on the South side of Highway 30.

Property Description: Here is an opportunity to obtain a highly sought after parcel of Carroll County farmland located just east of Glidden, Iowa. This farm sits along a paved road for excellent appeal, falls in an area where land is hard to acquire, is nearly all tillable and consists of drainage improvements.

Don't miss out on this choice opportunity a nice-sized tract of land in a highly-productive area that will pay dividends for years to come!

Please visit the Farmers National Website for a drone video and much more!

Legal Description: The W 1/2 of the NW 1/4 of Section 29, T84N - R33W of the 5th P.M., Carroll County, Iowa

Farm Data:

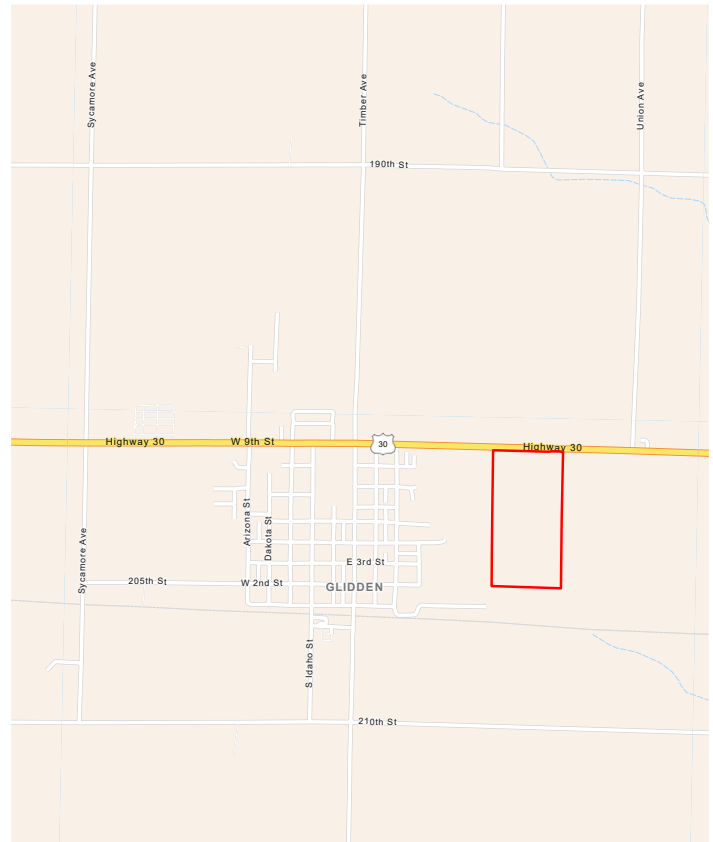
Cropland	78.22 acres
Non-crop	.98 acres
Total	79.2 acres

FSA Information:

	Base	Yield
Corn	45.88 acres	171 bushels
Soybeans	32.34 acres	54 bushels

Taxes: \$3,150

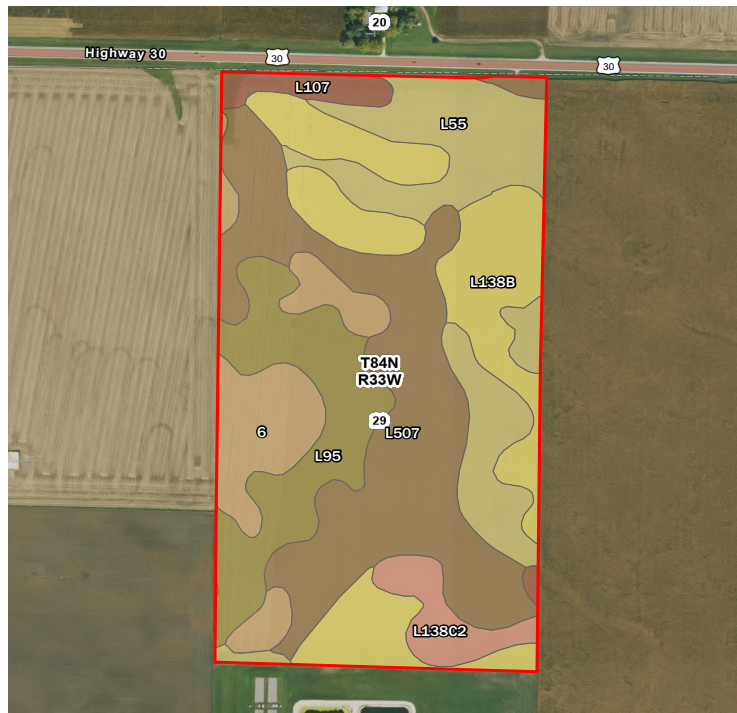
Location Map



Aerial Map



Soils Map



MAP SYMBOL	NAME	NON-IRR LLC	CSR	ACRES
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	2w	87	22.7
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	2e	88	16.8
L55	Nicollet loam, 1 to 3 percent slopes	1	91	14.2
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2w	75	10.8
6	Okoboji silty clay loam, 0 to 1 percent slopes	3w	59	8.2
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3e	83	3.1
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2w	88	2
TOTAL			83.2	77.8



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 granted at closing on September 24, 2026, or such other date agreed to by the parties. Subject to the current lease in place. Sellers to keep 2026 cash rent.

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 Minnich, Comito, Neu & Hawley Law Firm.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Minnich, Comito, Neu & Hawley Law Firm 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 September 24, 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 Minnich, Comito, Neu & Hawley Law Firm.

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. A survey has been completed outlining 79.2 acres.

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: Richard W. & Maxine T. Collison Family Trust

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, June 22, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, July 14, 2026** 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 on-line 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.

