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L-2600290

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

76.6± Acres, Jasper County, Iowa

Tuesday, May 26, 2026 | 10:00 AM

Sully Community Center | 318 6th Avenue, Sully, Iowa

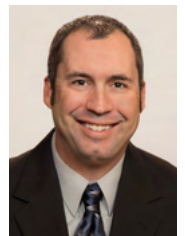
Highlights:

- 76.3 acres of cropland with average CSR2 of 70.27, highway access
- Tiled and terraced with established waterways
- Cash rent income to Buyer for 2026



John Van Zee, Agent | (641) 521-0151
JVanZee@FarmersNational.com

For additional information, please contact:



Eric Van Zee, Agent | (515) 971-2633
EVanZee@FarmersNational.com

Bidding starts | Friday, May 22, 2026 at 8:00 AM
Bidding closes | Tuesday, May 26, 2026 at close of live event.

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

Property Information

Directions to Property:

From Sully, drive west on Highway F62 to Highway T22. Go north on Highway T22 one-quarter mile to the property. Property lies on the west side of Highway T22.

Legal Description:

SECTION:2 TOWNSHIP:78 RANGE:18NE SE and
SECTION:2 TOWNSHIP:78 RANGE:18 GOVT LOT 9.

Property Description:

Great location! Just three miles northwest of Sully, Iowa. Gently rolling topography with tile, terraces, and established waterways. Subject to 2026 cash rent with the 2nd half rent to be payable to Buyer September 1, 2026.

Farm Data:

Cropland	76.30 acres
Non-crop	<u>.30 acres</u>
Total	76.60 acres

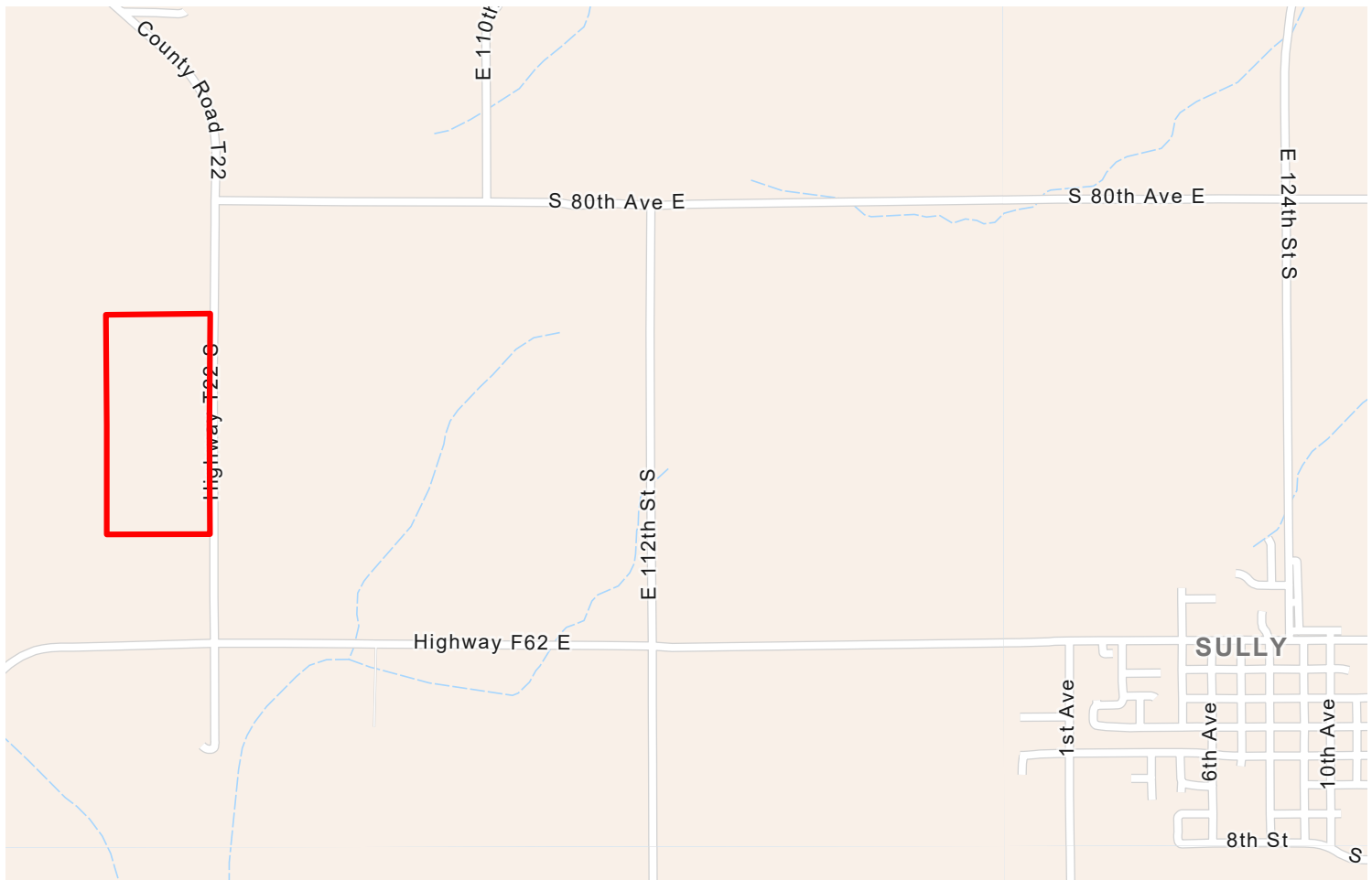
FSA Information:

	<u>Base</u>	<u>PLC Yield</u>
Corn	37.0 acres	163 bushels
Soybeans	33.7 acres	50 bushels

2025 Taxes:

\$2,634

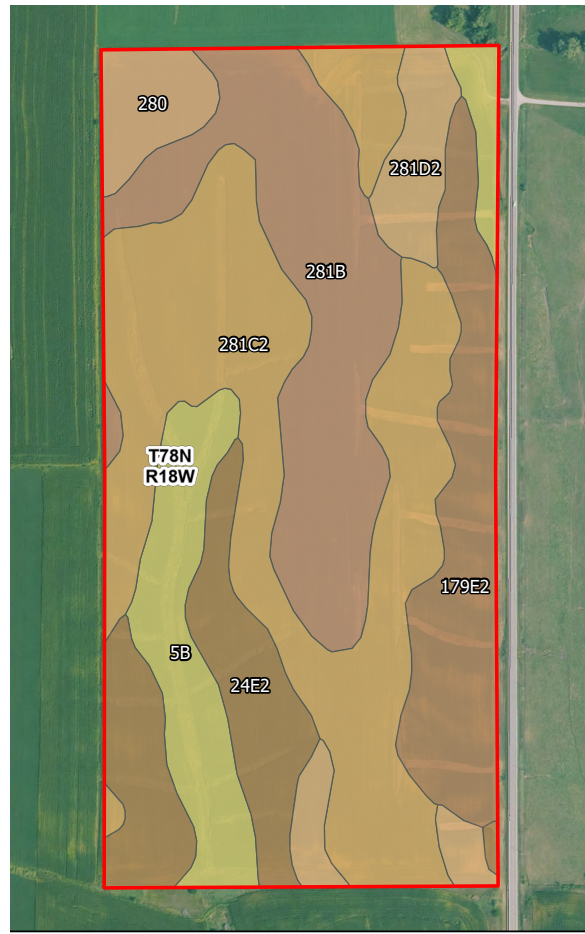
Location Map



Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	CSR2	ACRES
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	3e	82	25.6
281B	Otley silty clay loam, 2 to 5 percent slopes	2e	91	15.2
179 E2	Gara loam, 14 to 18 percent slopes, moderately eroded	6e	26	9.5
24 E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	4e	37	8.9
5B	Ackmore-Colo complex, 2 to 5 percent slopes	2w	77	8.2
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	3e	54	4.5
280	Mahaska silty clay loam, 0 to 2 percent slopes	1	94	2.7
TOTAL			69.5	74.6



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 June 30, 2026, or such other date agreed to by the parties. Subject to the current lease.

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 closing agent.

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 paid by the Seller. **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on June 30, 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 the closing agent.

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 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 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 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 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: Peter C. Van Soelen Revocable Trust

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, May 22, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, May 26, 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 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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