

LAND AUCTION

L-2600292

SIMULCAST LIVE AND ONLINE

396.49 Surveyed Acres, Henry County, Iowa



Offered as Three Individual Tracts and High Bidder's Choice

August 27, 2026 | 10:00 AM CDT

New London Community Center | 103 West Washington Street, New London, Iowa



FarmersNational.com



For additional information, please contact:

John Yeomans, Agent | (319) 325-3080

JYeomans@FarmersNational.com



Scan the QR Code
for interactive maps,
photos, and more.

BIDDING STARTS | MONDAY, AUGUST 24, 2026 AT 8:00 AM CDT BIDDING ENDS | THURSDAY, AUGUST 27, 2026 AT CLOSE OF LIVE EVENT

To register and bid go to: fncbid.com

Property Information

Directions to Property:

At the corner of Main and Pine streets in New London, travel 1.2 miles north to the intersection of 250th Street. Tract 1 is located along the north side of 250th Street. Go east on 250th Street a quarter mile to Tract 2. Tract lies east of Quincy Avenue and north of 250th Street. From the corner of 250th Street and Quincy Avenue travel east about a half mile to Racine Avenue. Go north on Racine Avenue (X23) 3 miles to Tract 3. Tract 3 lies east of Racine Avenue.

Legal Description:

Tract 1: SW 1/4 of Section 14, T71N, R5W of the 5th P.M., Henry County, Iowa Tract 2: W1/2 SE1/4 of Section 14 and Auditor's Parcel 2020-028 all located in T71N, R5W of the 5th P.M., Henry County, Iowa Tract 3: SW1/4 of Section 36 except a 3 acre parcel of land located in the SW1/4SW1/4 corner all located in T72N, R5W, of the 5th P.M., Henry County, Iowa.

Exact legal descriptions shall be taken from Seller's abstracts of title. Deeded acres are more or less, and Auditor's Parcel 2020-028 in Tract 2 will be transferred via Quit Claim deed.

Property Description:

Farmers National Company is proud to present Lance and Lyn McAllister's family farm for sale on the open market. Don't miss out on this choice opportunity to acquire investment-grade Henry County farmland. Surveyed gross and tillable acres. Income producing CRP waterways and filter strips. All tracts feature top-producing Mahaska soils averaging from 83 CSR2 to 90 CSR2.

** See our website for drone video and much more! * *

2025 Taxes:

Tract 1: \$8,972.00

Tract 2: \$3,424.00

Tract 3: \$6,350.00

Improvements:

Residential house, machine shed, and grain bins located on Tract 1 to be sold at auction and transferred at closing AS IS – WHERE IS. If Buyer wishes to retain residence, Buyer shall be responsible for the purchase of an application for Sewage Disposal Systems installation permit and rectify the Time of Transfer (TOT) inspection dated April 22, 2026 in accordance with the Henry County Board of Health or sign an Iowa DNR TOT Binding Agreement for Future Installation before closing. If Buyer intends to remove residence after closing, Buyer shall sign an Iowa DNR TOT Inspection Agreement for Building Demolition. See website for more information.

Building site will not be subdivided by Seller prior to closing. Property is monitored 24/7. Residence and machine shed showings and/or inspections are by appointment only. To schedule an appointment, please contact agent at 319-325-3080.

Tract	Building	Condition	Year
1	House	Fair	1880s
1	Machine Shed	Fair	1983
1	Grain Bins	Fair	1980s

Comments

House	Septic system needs repaired
Machine Shed	Needs paint and roof repair
Grain Bins	Foundations with cracks

Property Information Continued

Farm Data:

Tract 1:	Cropland	144.5 acres
	Non-crop	9.34 acres
	CRP	1.49 acres
	Buildings	2.93 acres
	Total	158.26 acres

Tract 2:	Cropland	69.60 acres
	Non-crop	6.62 acres
	CRP	3.53 acres
	Total	79.75 acres

Tract 3:	Cropland	125.29 acres
	Non-crop	12.67 acres
	CRP	20.52 acres
	Total	158.48 acres

FSA Information:

Tracts 1 and 2:	Base Acres	Yield
Corn	220.47 acres	150 bushels
Soybeans	0.8 acres	26 bushels

Tract 3:	Base Acres	Yield
Corn	132.55 acres	150 bushels

**Base acres to be split by the local FSA office if tracts 1 and 2 are sold separate. **

CRP:	Program Acres	Annual Payment	Expiration
Tract 1:	1.49 acres	\$289.06	9-30-2029
Tract 2:	3.53 acres	\$684.94	9-30-2029
Tract 3:	12.6 acres	\$3,758.00	9-30-2029
Tract 3:	7.92 acres	\$1,536.00	9-30-2029

**Buyer(s) shall be assigned CRP contracts at closing and will receive the full 2027 crop year CRP payments. See website for CRP contracts. **

Location Map



Aerial Map | Tract 1



Soil Map | Tract 1



90.1/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	280	Mahaska silty clay loam, 0 to 2 percent slopes	62.2%	98.5	1	--	94
	279	Taintor silty clay loam, 0 to 2 percent slopes	17.9%	28.3	2w	--	83
	280B	Mahaska silty clay loam, 2 to 5 percent slopes	14.1%	22.3	2e	--	89
	570...	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	5.8%	9.2	3e	--	73
	281C	Otley silty clay loam, 5 to 9 percent slopes	0.1%	0.1	3e	--	85

Aerial Map | Tract 2



Soil Map | Tract 2



89.2/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	280	Mahaska silty clay loam, 0 to 2 percent slopes	48.6%	39.1	1	--	94
	279	Taintor silty clay loam, 0 to 2 percent slopes	23.3%	18.7	2w	--	83
	280B	Mahaska silty clay loam, 2 to 5 percent slopes	12.8%	10.3	2e	--	89
	281B	Otley silty clay loam, 2 to 5 percent slopes	8.0%	6.5	2e	--	91
	571...	Hedrick silt loam, 5 to 9 percent slopes, moderately eroded	7.3%	5.9	3e	--	75

Aerial Map | Tract 3



Soil Map | Tract 3



83/100 CSR2

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	25.7%	40.9	2w	--	78
133B	Colo silty clay loam, 2 to 5 percent slopes, occasionally flooded	21.8%	34.8	2w	--	75
281B	Otley silty clay loam, 2 to 5 percent slopes	16.0%	25.5	2e	--	91
280	Mahaska silty clay loam, 0 to 2 percent slopes	12.7%	20.3	1	--	94
281...	Otley silty clay loam, 5 to 9 percent slopes, eroded	9.9%	15.7	3e	--	82

Tract 1

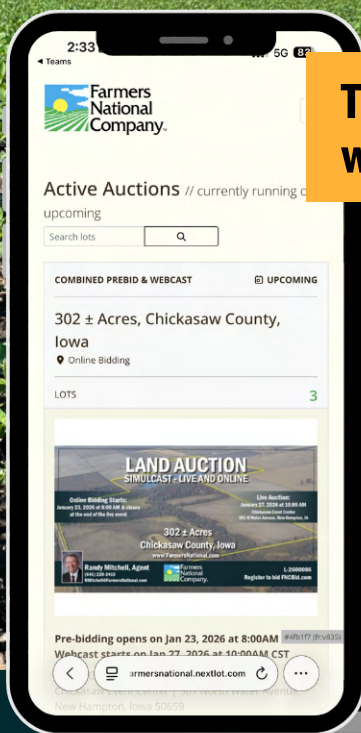


Tract 2

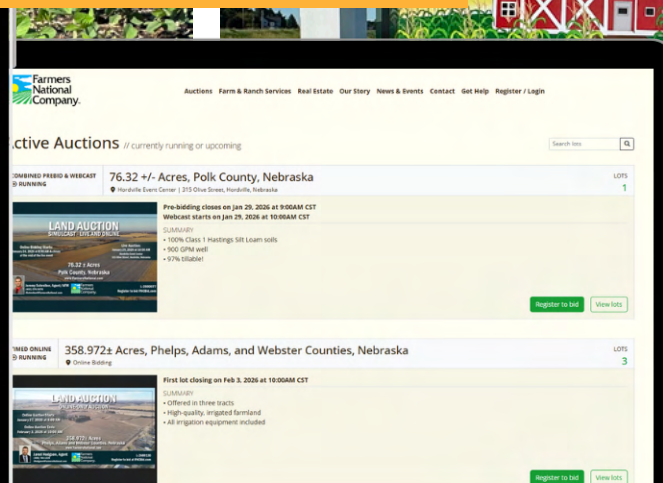


Tract 3





**To register and bid visit
www.fncbid.com!**



Auction Terms

Online Simultaneous Bidding: The online bidding begins on August 24, 2026 at 8:00 AM CDT. Bidding will be simultaneous with the live auction at 10:00 AM on August 27, 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 tracts will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details. Bidders agree that Farmers National Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Auction Sales: The real estate will be offered in 3 individual tracts and by high bidder's choice during the simulcast live event. 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 from Farmers National Company and Seller. All decisions of the Auctioneer are final.

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 January 5, 2027 or such other date agreed to by the parties.

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 the closing agent the required earnest payment. Sale is not contingent upon Buyer(s) financing.

Closing: The sale closing will be on January 5, 2027, 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.

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." 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.

Announcements: Announcements made at the time of the sale by the Auctioneer supersede any printed material in conflict with the announcement. This includes any changes that would be required in any sample purchase agreement.

Seller: Lance and Lyn McAllister

Representing Attorney: Michael C. Vance