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LAND AUCTION

SIMULCAST LIVE AND ONLINE

172.9± Acres, Pocahontas County, Iowa

Thursday, September 3, 2026 | 10:00 AM

Pocahontas Expo Center | 310 NE 1st Street, Pocahontas, Iowa 50574

Highlights:

- **172± Acres of highly productive farmland in Pocahontas County, Iowa**
- **Income-producing land with a mix of quality tillable acres and CRP ground**
- **Strong investment potential supported by productive soils and established conservation practices**



For additional information, please contact:

Carson Bunda, Agent | (712) 335-2690

CBunda@FarmersNational.com

Bidding starts | Tuesday, September 1, 2026 at 8:00 AM
Bidding closes | Thursday, September 3, 2026 at close of live event.

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

Directions to Property:

This farm is located four miles west of Pocahontas, with the northern edge of the field on the south side of Highway 3. The eastern edge of the farm is bordered by 180th Avenue.

Legal Description:

The South 71.4 acres of the Northeast Quarter (NE 1/4) of Section Five (5), Township Ninety-One (91) North, Range Thirty-Three (33) West of the 5th P.M., Pocahontas County, Iowa; and

The North 101.5 acres of the Northeast Quarter (NE 1/4) of Section Five (5), Township Ninety-One (91) North, Range Thirty-Three (33) West of the 5th P.M., Pocahontas County, Iowa.

Property Description:

This highly productive 172± acre farm located in Pocahontas County, Iowa, offers an excellent combination of income-producing tillable ground and well-maintained Conservation Reserve Program (CRP) acres. With strong soil productivity and established conservation practices, this property presents a compelling opportunity for both investors and operators.



Farm Data:

Cropland	106.70 acres
Non-crop	13.69 acres
CRP	<u>52.51 acres</u>
Total	172.90 acres

FSA Information:

	Base	Yield
Corn	106.7 acres	209 bushels
Soybeans	106.7 acres	70 bushels

CRP:

Contract #	Acres	Annual Payment	Expiration Date
11325	23.58	\$6,769	9-30-2032
12156	10.00	\$2,978	9-30-2032
12157	18.93	\$5,561	9-30-2032

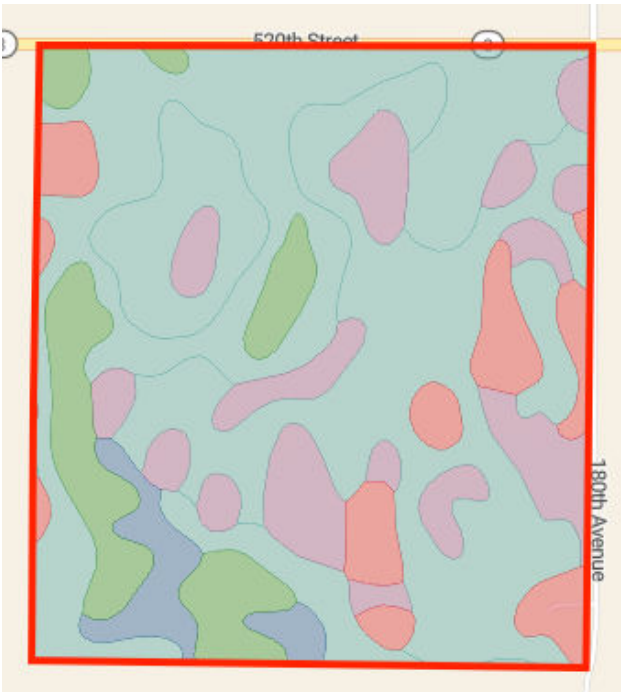
2025 Taxes:

\$5,514.00

Aerial Map



Soil Map



82.9/100 CSR2

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
107	Webster clay loam, 0 to 2 percent slopes	33.1%	56.5	2w	--	86
507	Canisteo clay loam, 0 to 2 percent slopes	28.2%	48.1	2w	--	84
55	Nicollet clay loam, 1 to 3 percent slopes	15.8%	27	1	--	89
6	Okoboji silty clay loam, 0 to 1 percent slopes	10.2%	17.4	3w	--	59
138B	Clarion loam, 2 to 6 percent slopes	9.0%	15.4	2e	--	89



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 October 14, 2026 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. 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 Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on October 14, 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.

Auction Sales: 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. The real estate will sell in the manner resulting in the highest total price. 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 the 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: MMRJ Investments

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, September 1, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, September 3, 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.

