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# LAND AUCTION

**SIMULCAST LIVE AND ONLINE**

**138± Acres, Wright County, Iowa**

**Tuesday, June 30, 2026 | 10:00 AM**

**The Red Shed Event Center | 908 2nd Street, NW, Clarion, Iowa**

## Highlights:

- High quality cropland with additional income from two wind turbine leases
- Well drained farm with natural drainage with access to drainage tile outlets
- Buyer to receive fall cash rent, bonus rent, and future wind turbine lease payments



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**For additional information, please contact:**



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**Bidding starts | Monday, June 29, 2026 at 8:00 AM**  
**Bidding closes | Tuesday, June 30, 2026 at close of live event.**

**To register and bid go to: [www.FNCBid.com](http://www.FNCBid.com)**

## Property Information

### Directions to Property:

The subject property is located in Wright County, Iowa, and is accessed from Woolstock, Iowa, by traveling east on County Road C70 approximately seven (7) miles, north on Nelson Avenue one (1) mile, and east on 320th Street one (1) mile to the property situated on the south side of the roadway. The property is identified by two (2) wind turbines located on-site.

### Legal Description:

The Northwest Quarter (NW $\frac{1}{4}$ ), except the South 528 feet of the West 1,650 feet thereof, all in Section 28, Township 90 North, Range 24 West of the 5th P.M., Wright County, Iowa.

Also including a tract of land located in the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section 28, more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of said Section 28; thence North 90° 00' 00" West 885.00 feet along the north line of said Section 28 to the point of beginning; thence North 90° 00' 00" West 273.00 feet; thence South 00° 00' 00" East 278.00 feet; thence North 90° 00' 00" East 273.00 feet; thence North 00° 00' 00" East 278.00 feet to the point of beginning, containing 1.742 acres.

### Property Description:

An exceptional opportunity to acquire 138 acres with 133.5 highly productive cropland acres, located in a strong agricultural region of Wright County, Iowa. This farm features a CSR2 rating of 73.6, reflecting high-quality soils and consistent yield potential.

The property is well-drained, supporting efficient field operations and dependable crop performance, and maintains above-average farmability due to the precise placement of the wind turbines, allowing for minimal interference with farming practices. In addition to its strong agricultural productivity, the property benefits from supplemental income generated by two wind turbines under lease agreements, providing a reliable and diversified revenue stream. Conveniently situated approximately seven miles east of Woolstock, the farm offers good access and is located within a well-established, tightly held farming area known for its stability and performance. With its combination of productive soils, strong location, drainage, efficient layout, and added wind income, this property presents an excellent opportunity for both owner-operators and investors seeking a high-quality, income-producing farm with long-term value.

### Farm Data:

Cropland	133.50 acres
Non-crop	<u>4.50 acres</u>
Total	138.00 acres

### FSA Information:

	<u>Base Acres</u>	<u>Yield</u>
Corn	79.56 acres	bushels
Soybeans	52.53 acres	bushels

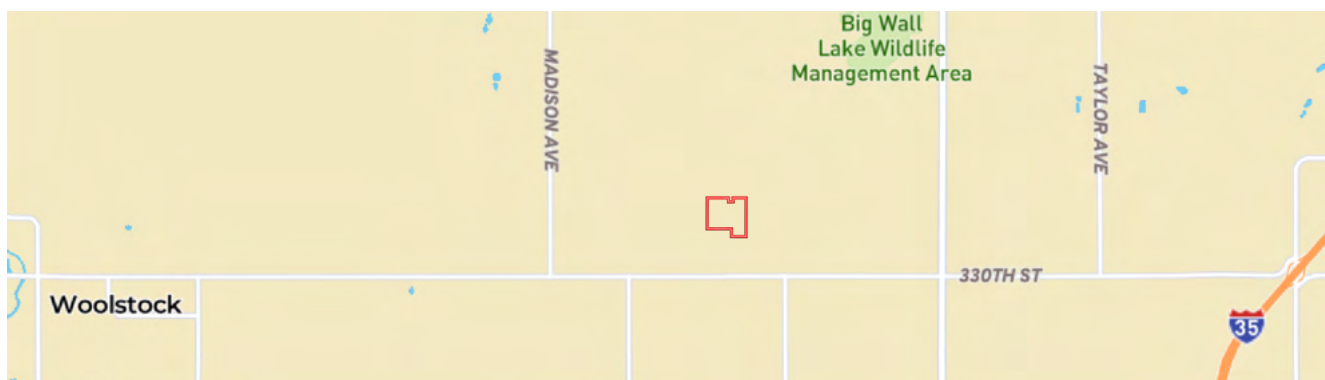
### Improvements:

Two wind turbine leases

### 2025 Taxes:

\$4,434.00

## Location Map



## Aerial Map



## Soil Map



Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)	NCCPI
1507	Brownnton silty clay loam, 0 to 2 percent slopes	50.3%	68.4	2w	--	62	63.8
52B	Bode clay loam, 2 to 6 percent slopes	33.4%	45.4	2e	--	91	83.3
385	Guckeen clay loam, 1 to 3 percent slopes	9.4%	12.8	2w	--	76	72.3
388	Kossuth silty clay loam, 0 to 2 percent slopes	4.8%	6.6	2w	--	72	76.6
95	Harps clay loam, 0 to 2 percent slopes	1.3%	1.7	2w	--	72	82.5
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.8%	1.1	3w	--	59	75.7



# 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 July 30, 2026, or such other date agreed to by the parties. Subject to 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 Laird Law.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Laird Law 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 July 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 Laird Law.

**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:** Margaret Pruisman Family

**Auctioneer:** Joel Ambrose

**Online Simultaneous Bidding Procedure:** The online bidding begins on Monday, June 29, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction on Tuesday, June 30, 2026, with bidding concluding at the end of the live auction.

**To register and bid on this auction go to:** [www.FNCBid.com](http://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.

