



SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

613.04± Acres, Calhoun and Webster County, Iowa

Thursday, July 23, 2026 | 10:00 AM

Heartland Bank Community Room | 1201 Market Street. Gowrie, Iowa - 50543

Highlights:

- Nice Sized Tracts For Any Buyer!
- Quality Land in Calhoun and Webster Counties
- This Large Sale Offers It All!

Bidding starts | Monday, June 22, 2026 at 8:00 AM

Bidding closes | Thursday, July 23, 2026 at end of live event

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



For additional information, please contact:
Eric Mueller, Agent | (402) 660-1044
EMueller@FarmersNational.com

Adam Pick, Agent | (712) 210-3458
APick@FarmersNational.com



Property Information

Directions to Properties: Please See Maps For All 8 Tracts of Land!

Legal Descriptions:

Tract 1: The N ½ of the NE ¼ of Section 19, T86N-R32W of the 5th P.M., Calhoun County, Iowa

Tract 2: The S ½ of NE 1/4 of Section 21, T86N-R32W of the 5th P.M., Calhoun County, Iowa

Tract 3: The N 1/2 of the SE 1/4 of SEction 21, T86N-R32W of the 5th P.M., Calhoun County, Iowa

Tract 4: The S 1/2 of the SE 1/4 of Section 21, T86N-R32W of the 5th P.M., Calhoun County, Iowa.

Tract 5: The W ½ of the SW ¼ of Section 22, T86N-R32W of the 5th P.M., Calhoun County, Iowa

Tract 6: The N ½ of the SE ¼ of Section 3, T86N-R32W of the 5th P.M., Calhoun County, Iowa.

Tract 7: The E ½ of the SW ¼, Except the Acreage, of Section 2, T89N-R29W of the 5th P.M., Webster County, Iowa.

Tract 8: That part of the NW ¼ of Section 2, T87N-R28W of the 5th P.M., Webster County, Iowa. Outlined as Parcel Numbers: 1502100002, 1502100003, 1502100008 & 1502100010 *Exact Legal Descriptions Per Abstracts.

Property Descriptions: Farmers National Company is honored to take to market a range of quality farms that Mr. John (Jack) Cronin was able to put together. These properties offer it all: From high CSR2, highly-tillable, strong-yielding cropland acres to CRP tracts offering future choice of recreation, pasture OR crop production. Mark your calendars as you are not going to want to miss out on this this rare opportunity to obtain any one of these prime parcels of land!

FSA Information:

Tract	Crop	Base	Yield
1-5	Corn	234.40 acres	152 bushels
1-5	Soybeans	156.87 acres	45 bushels
6	(CRP)		
7	Corn	37 acres	182 bushels
7	Soybeans	37 acres	47 bushels
8	(CRP)		

CRP:

Tract	CRP Program Acres	Annual Payment	Expiration Date
6	79.5	\$18,683	9/30/2028
8	52.13	\$10,791	9/30/2030

Taxes:

Tract 1: \$2,680

Tract 2: \$2,734

Tract 3: \$2,726

Tract 4: \$2,694

Tract 5: \$2,514

Tract 6: \$2,334

Tract 7: \$1,662

Tract 8: \$2,612

Farm Data:

Tract 1:

Cropland	79.08 acres
Non-Crop	00.92 acres
Total	80.00 acres

Tract 2:

Cropland	77.45 acres
Non-Crop	2.55 acres
Total	80.00 acres

Tract 3:

Cropland	77.50 acres
Non-Crop	2.50 acres
Total	80.00 acres

Tract 4:

Cropland	77.44 acres
Non-Crop	2.56 acres
Total	80.00 acres

Tract 5:

Cropland	79.80 acres
Non-Crop	00.20 acres
Total	80.00 acres

Tract 6:

CRP	79.50 acres
Non-Crop	00.50 acres
Total	80.00 acres

Tract 7:

Cropland	76.18 acres
Non-Crop	1.96 acres
Total	78.14 acre

Tract 8:

CRP	52.13 acres
Non-Crop	2.77 acres
Total	54.90 acres

Property Photos

Tract 1



Tract 2



Tract 3



Tract 4



Property Photos

Tract 5



Tract 6



Tract 7



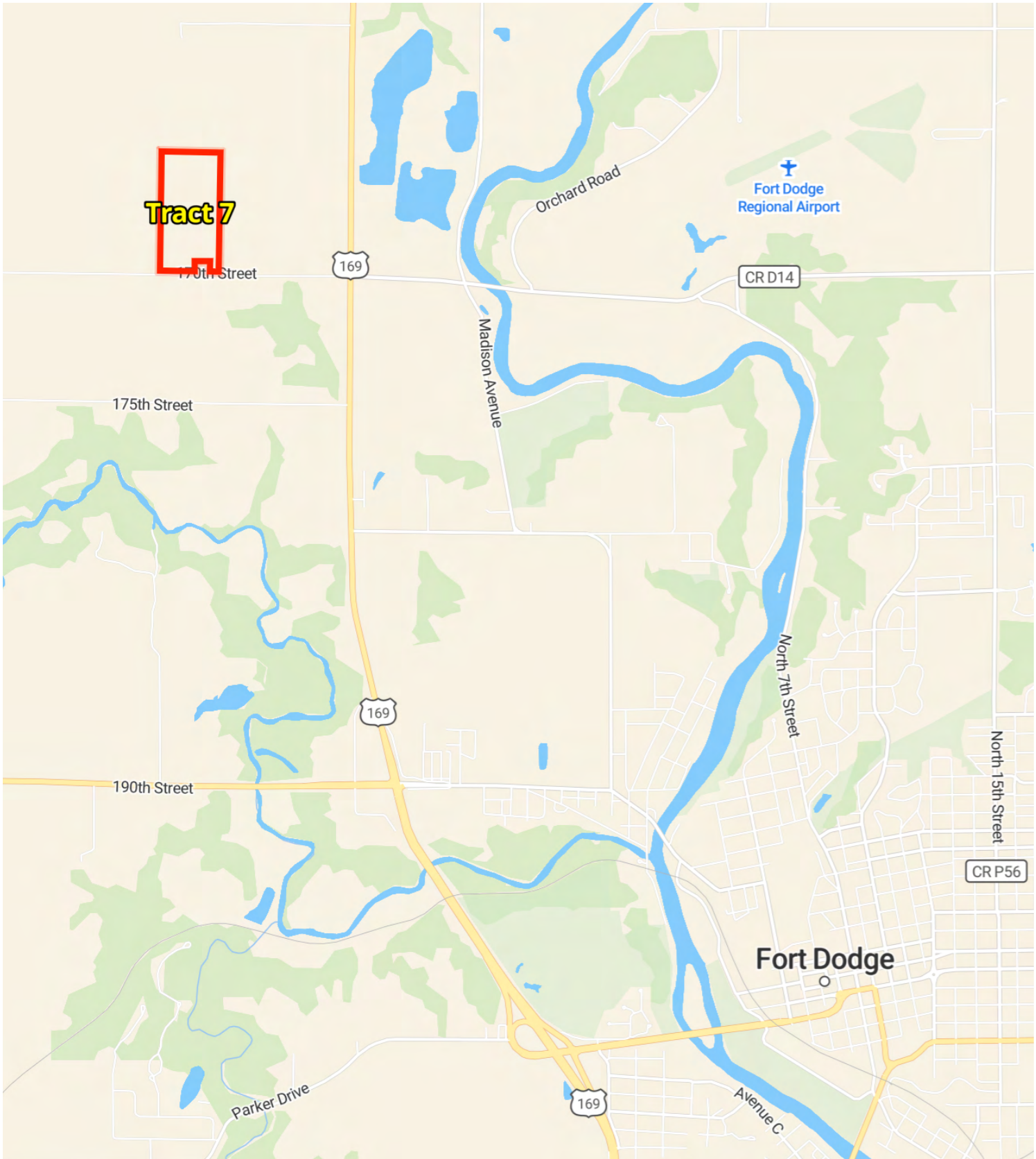
Tract 8



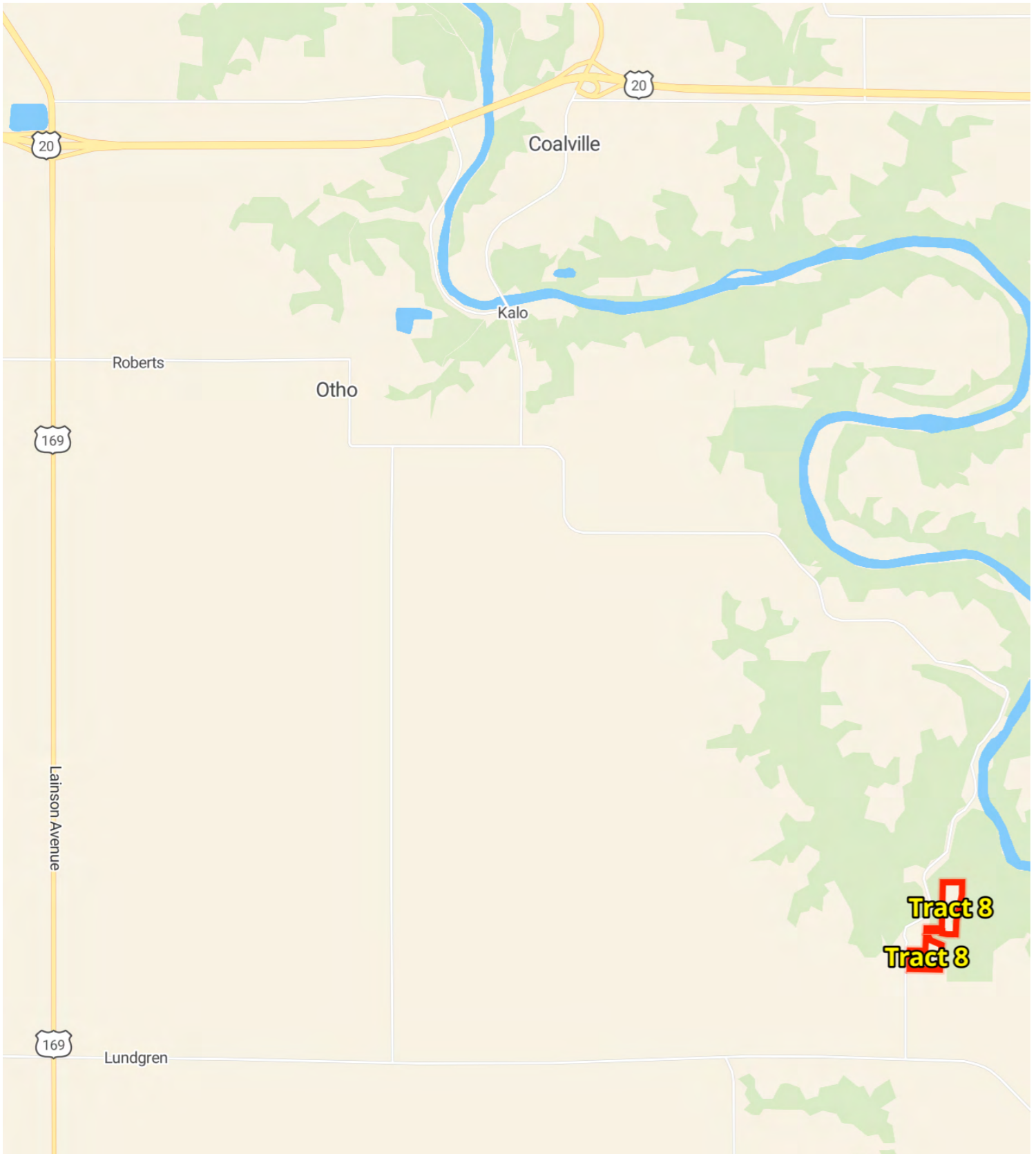
Tracts 1-6



Tract 7



Tract 8



Tract 1



 **86.9**/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	43.4%	34	2w	--	86
	55	Nicollet clay loam, 1 to 3 percent slopes	36.9%	29	1	--	89
	138B	Clarion loam, 2 to 6 percent slopes	12.8%	10	2e	--	89
	507	Canisteo clay loam, 0 to 2 percent slopes	3.8%	3	2w	--	84
	95	Harps clay loam, 0 to 2 percent slopes	2.7%	2.1	2w	--	72
	6	Okoboji silty clay loam, 0 to 1 percent slopes	0.4%	0.3	3w	--	59

Tract 2



87.1 /100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	138B	Clarion loam, 2 to 6 percent slopes	39.1%	30.4	2e	--	89
●	55	Nicollet clay loam, 1 to 3 percent slopes	24.6%	19.1	1	--	89
●	507	Canisteo clay loam, 0 to 2 percent slopes	23.9%	18.6	2w	--	84
●	107	Webster clay loam, 0 to 2 percent slopes	11.1%	8.6	2w	--	86
●	6	Okoboji silty clay loam, 0 to 1 percent slopes	1.4%	1.1	3w	--	59

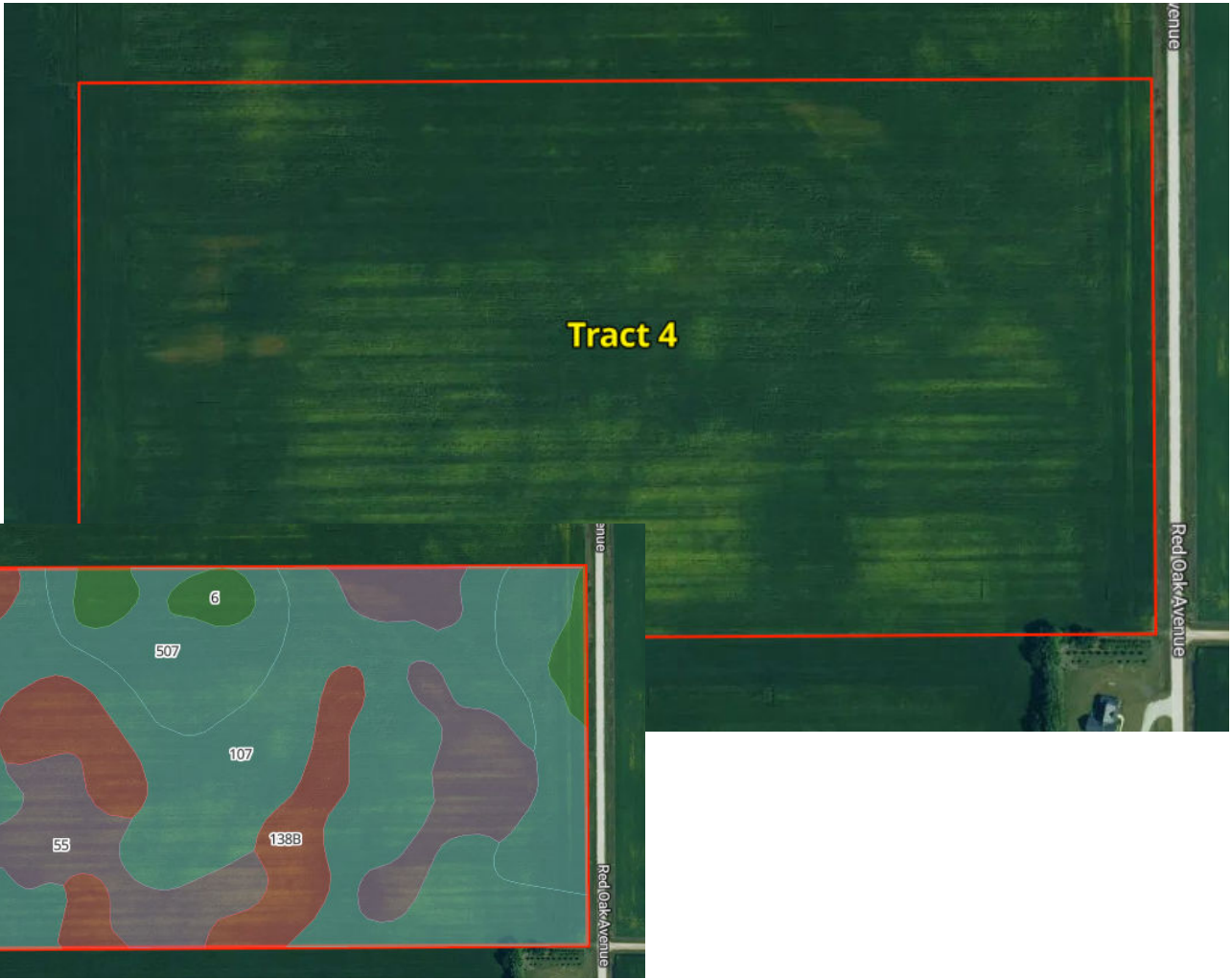
Tract 3



86.8/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	107	Webster clay loam, 0 to 2 percent slopes	57.5%	44.8	2w	--	86
●	138B	Clarion loam, 2 to 6 percent slopes	28.3%	22.1	2e	--	89
●	55	Nicollet clay loam, 1 to 3 percent slopes	8.2%	6.4	1	--	89
●	507	Canisteo clay loam, 0 to 2 percent slopes	5.2%	4	2w	--	84
●	6	Okoboji silty clay loam, 0 to 1 percent slopes	0.8%	0.6	3w	--	59

Tract 4



85.9/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	107	Webster clay loam, 0 to 2 percent slopes	42.3%	33	2w	--	86
●	55	Nicollet clay loam, 1 to 3 percent slopes	24.5%	19.1	1	--	89
●	507	Canisteo clay loam, 0 to 2 percent slopes	14.9%	11.7	2w	--	84
●	138B	Clarion loam, 2 to 6 percent slopes	14.6%	11.4	2e	--	89
●	6	Okoboji silty clay loam, 0 to 1 percent slopes	3.7%	2.9	3w	--	59

Tract 5



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	48.2%	38	2w	--	86
●	507	Canisteo clay loam, 0 to 2 percent slopes	16.6%	13.1	2w	--	84
●	55	Nicollet clay loam, 1 to 3 percent slopes	15.7%	12.4	1	--	89
●	95	Harps clay loam, 0 to 2 percent slopes	9.4%	7.4	2w	--	72
●	6	Okoboji silty clay loam, 0 to 1 percent slopes	7.5%	5.9	3w	--	59
●	138B	Clarion loam, 2 to 6 percent slopes	2.6%	2.1	2e	--	89

Tract 6



74.1 /100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	507	Canisteo clay loam, 0 to 2 percent slopes	25.5%	20.3	2w	--	84
●	6	Okoboji silty clay loam, 0 to 1 percent slopes	19.0%	15	3w	--	59
●	506	Wacousta silty clay loam, 0 to 1 percent slopes	13.1%	10.4	3w	--	74
●	90	Okoboji mucky silt loam, 0 to 1 percent slope	11.1%	8.8	3w	--	55
●	107	Webster clay loam, 0 to 2 percent slopes	9.1%	7.2	2w	--	86
●	95	Harps clay loam, 0 to 2 percent slopes	8.2%	6.5	2w	--	72
●	55	Nicollet clay loam, 1 to 3 percent slopes	7.3%	5.8	1	--	89
●	138B	Clarion loam, 2 to 6 percent slopes	5.3%	4.2	2e	--	89
●	108B	Wadena loam, 2 to 6 percent slopes	1.5%	1.2	2e	--	52

Tract 7



78.8/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	107	Webster clay loam, 0 to 2 percent slopes	41.7%	30.6	2w	--	86
●	138...	Clarion loam, 6 to 10 percent slopes, moderately eroded	23.8%	17.5	3e	--	83
●	138B	Clarion loam, 2 to 6 percent slopes	13.7%	10.1	2e	--	89
●	108B	Wadena loam, 2 to 6 percent slopes	7.9%	5.8	2e	--	52
●	835...	Omsrud-Storden complex, 10 to 16 percent slopes,...	4.1%	3	4e	--	53
●	6	Okoboji silty clay loam, 0 to 1 percent slopes	3.5%	2.5	3w	--	59
●	259	Biscay clay loam, 0 to 2 percent slopes	2.3%	1.7	2w	--	52
●	262G	Lester-Belview complex, 22 to 40 percent slopes	1.5%	1.1	7e	--	9
●	55	Nicollet clay loam, 1 to 3 percent slopes	1.4%	1	1	--	89
●	108	Wadena loam, 0 to 2 percent slopes	0.1%	0.1	2s	--	56

Tract 8



75.1 / 100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	325	Le Sueur loam, 1 to 3 percent slopes	24.3%	13.6	1	--	77
●	355	Luther loam, 1 to 3 percent slopes	21.6%	12.1	1	--	80
●	386	Cordova clay loam, 0 to 2 percent slopes	17.7%	9.9	2w	--	77
●	1236B	Angus loam, 2 to 6 percent slopes	16.2%	9.1	2e	--	85
●	L307	Dundas silt loam, Bemis moraine, 0 to 2 percent slopes	7.4%	4.1	2w	--	81
●	262G	Lester-Belview complex, 22 to 40 percent slopes	6.8%	3.8	7e	--	9
●	583	Minnetonka silty clay loam, 0 to 2 percent slopes	4.3%	2.4	2w	--	85
●	107	Webster clay loam, 0 to 2 percent slopes	1.7%	0.9	2w	--	86

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 21, 2026 for Tracts 1 & 2, September 22, 2026 for Tracts 3 & 4, September 24, 2026 for Tracts 5 & 6 and September 25, 2026 for Tracts 7 & 8, or such other date agreed to by the parties. Subject to the current lease. All leases have been formally terminated.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by The Johnson Law Firm Trust Account.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with The Johnson 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 21, 2026 for Tracts 1 & 2, September 22, 2026 for Tracts 3 & 4, September 24, 2026 for Tracts 5 & 6 and September 25, 2026 for Tracts 7 & 8, 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 Johnson 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. The Seller pays all the survey costs. Final contract prices will not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Auction Sales: The real estate will be offered in eight individual tracts. The property will be offered using the Buyer's Choice method. Under this format, the high bidder will have the opportunity to select any individual tract, combination of tracts, or all tracts at the high bid price per acre. Once a selection is made, the chosen tract(s) will be removed from the auction, and bidding will continue on the remaining tract(s) until all tracts have been offered. Seller reserves the right to accept or reject all bids. This auction is subject to a 1% buyer's fee. Accordingly, a fee equal to one percent (1%) of the final bid amount will be charged to the Buyer and added to the high bid to determine the total contract purchase price. Bids on the tracts, combinations, and the total unit will compete. 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 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: John P. Cronin Estate

Auctioneer: Eric Mueller

Sale Method: All bids are open for advancement starting Monday, June 22, 2026, at 8:00 AM until Thursday, July 23, 2026, at 9:00 AM. All decisions by Farmers National Company are final. Bidding will be simultaneous with the live auction on Thursday, July 23, 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.

www.FarmersNational.com

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