LAND AUCTION

SIMULCAST LIVE AND ONLINE

77.49± Acres, Jasper County, Iowa

Tuesday, September 1, 2026 | 10:00 AM
Colfax Historical Society Community Center | 900 North Walnut Street, Colfax, Iowa

Highlights:

- 74.02 FSA cropland acres with average CSR2 of 70
- OPEN TENANCY for the 2027 crop!
- Established waterways with tile and terraces

For additional information, please contact:

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Bidding starts | Friday, August 28, 2026 at 8:00 AM
Bidding closes | Tuesday, September 1, 2026 at close of live event.

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

Property Information

Directions to Property:
One mile south of Colfax on Highway 117 to South 44th Avenue West, then 3/4 mile west. Farmland lies on the south side of the gravel road.

Legal Description:
The East 1/2 of the NW 1/4 of Section 13, Township 79 North, Range 21 West of the 5th P.M., Jasper County, Iowa EXCEPT a Parcel containing 1.69 acres known as parcel # 113100003.

Property Description:
Rotational cropland with tile, terraces, and established waterways. Yield data indicates 75 bus/acre soybeans for 2024 and 222 bus/acre corn for 2025. OPEN TENANCY for 2027 with possession after the 2026 harvest completion.

Farm Data:

Cropland	74.02 acres
Woods	3.99 acres
Total	78.01 acres

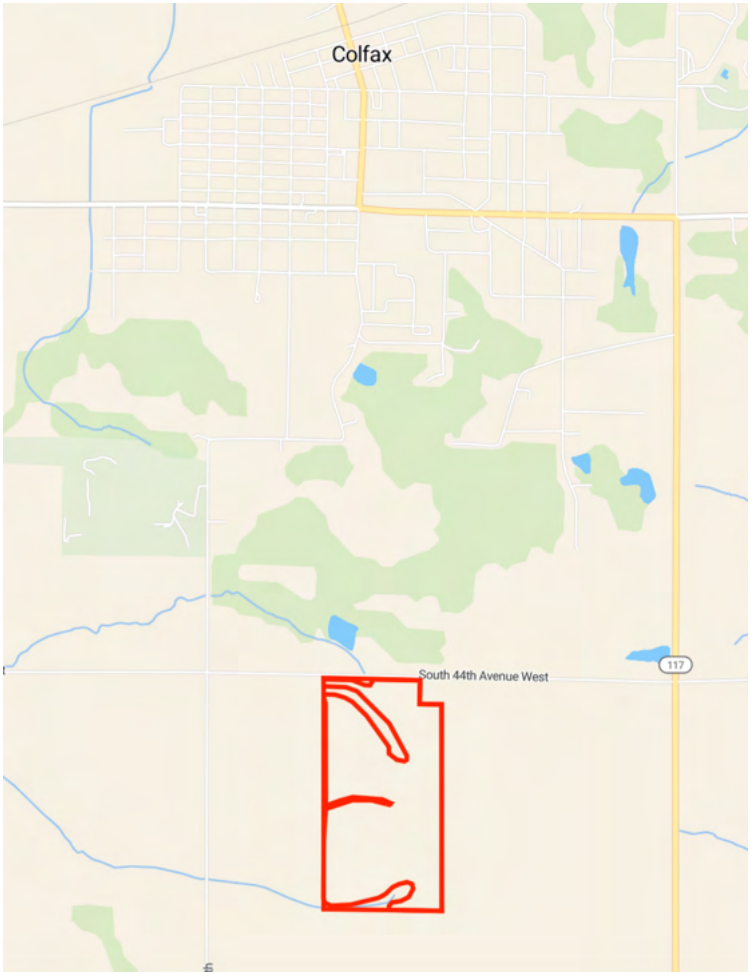
FSA Information:

	Base	PLC Yield
Corn	45.40 acres	162 bushels
Soybeans	27.70 acres	46 bushels

Improvements:
Tile, terraces, and established waterways.

2025 Taxes:
$3,144

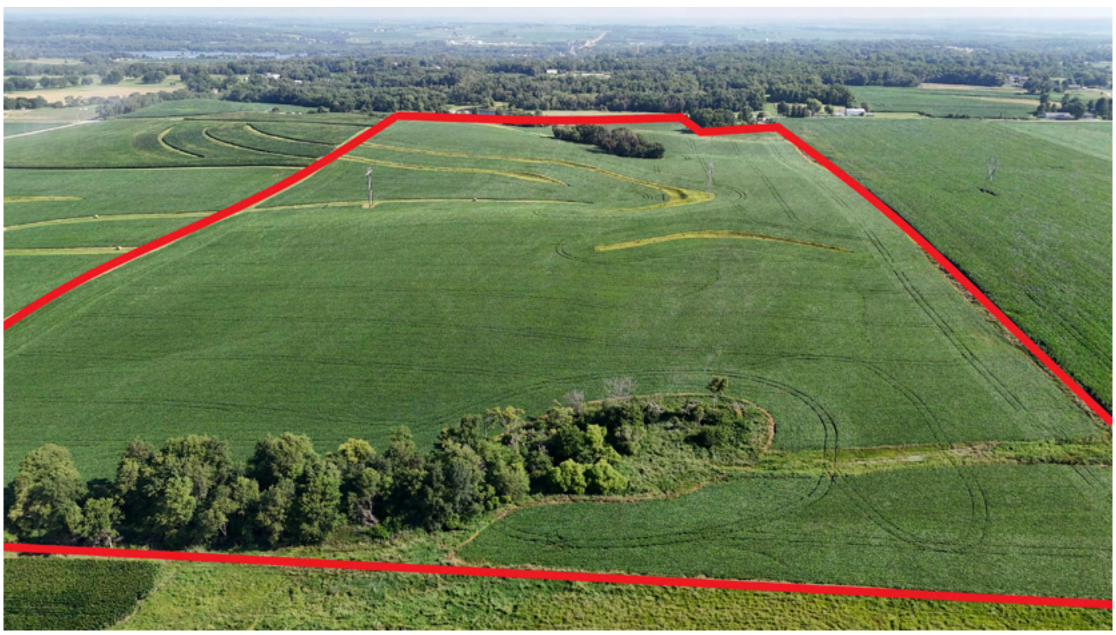
Location Map



Aerial Map

Soil Map and Legend

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
620…	Port Byron silt loam, 9 to 14 percent slopes, moderately eroded	27.6%	21.6	3e	--	59
620…	Port Byron silt loam, 5 to 9 percent slopes, moderately eroded	14.2%	11.1	3e	--	87
5B	Ackmore-Colo complex, 2 to 5 percent slopes	9.9%	7.8	2w	--	77
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	8.9%	7	3e	--	55
120B	Tama silty clay loam, 2 to 5 percent slopes	8.5%	6.7	2e	--	95
120…	Tama silty clay loam, 5 to 9 percent slopes, eroded	7.9%	6.2	3e	--	87
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded,…	7.5%	5.9	2w	--	78
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	4.9%	3.8	6e	--	26
41B	Sparta loamy sand, 2 to 5 percent slopes	4.3%	3.4	4s	2e	42
M16…	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	2.3%	1.8	4e	--	45
120…	Tama silty clay loam, 9 to 14 percent slopes, eroded	1.9%	1.5	3e	--	62
8B	Judson silty clay loam, 2 to 5 percent slopes	1.9%	1.5	2e	--	84
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.1%	0.1	1	--	100
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	<0.1%	0	4s	--	14



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 20, 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 Otto Law Office PLLC.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Otto Law Office PLLC 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 October 20, 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 Otto Law Office PLLC.

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 as a total unit. 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: Patrick J. Vaughan and Judi Vaughan

Auctioneer: Jim Eberle

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, August 28, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, September 1, 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.