



**Farmers
National
Company™**

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L-2600425

S Avenue

230th Street

County Highway R22

LAND AUCTION

SIMULCAST LIVE AND ONLINE

481.3± Acres, Dallas County, Iowa

Thursday, August 6, 2026 | 10:00 AM

Dallas County Fair Community Building | 28057 Fairground Rd, Adel, IA 50003

SCAN THE QR CODE
FOR MORE INFO!



Highlights:

- Six Tracts | High Bidder's Choice Format
- Northeast of Dallas Center on R22
- 94% Cropland | 83 CSR2 Average
- Acreage with Dwelling, Outbuildings, Basins



For additional information, please contact:

Ben Price, AFM/Agent | (515) 205-3883

BPrice@FarmersNational.com

Bidding starts | Tuesday, August 4, 2026 at 10:00 AM

Bidding closes | Thursday, August 6, 2026 at close of live event

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

Property Information

Directions to Property:

From Dallas Center, travel east on State Highway 44 for about 2 miles. Then turn north onto County Highway R22 (T Avenue) and continue for about 2 miles. The property is located along the highway

Legal Description:

Tract 1:

The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$), Section 30, Township 80 North, Range 26 West. Parcel ID: 0830300001 & 0830300002

Tract 2:

The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$), Section 30, Township 80 North, Range 26 West. Parcel ID: 0830300003 & 0830300004

Tract 3:

The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$), Section 30, Township 80 North, Range 26 West. Parcel ID: 0830200001 & 0830200002

Tract 4:

The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$), and the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$), except the South $2\frac{2}{3}$ rods of the East 60 rods of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), all in Section 30, Township 80 North, Range 26 West. Parcel ID: 0830200003, 0830200004, 0830400001 & 0830400002

Tract 5:

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the West 10 acres of the Southeast Quarter of the Southeast Quarter (W 10 Ac. SE $\frac{1}{4}$ SE $\frac{1}{4}$), all in Section 30, Township 80 North, Range 26 West. Parcel ID: 0830400003 & 0830400004

Tract 6:

The Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$), except the North 990 feet of the West 825 feet thereof, and the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$), except 12.6 acres in the north and east part thereof, all in Section 29, Township 80 North, Range 26 West. Parcel ID: 0829100004 & 0829100001

Property Description:

Exceptional agricultural land offering located northeast of Dallas Center, Iowa, available in six tracts through a High Bidder's Choice auction format. With convenient access to County Highway R22, these premium-quality tracts are within one of central Iowa's most desirable farming regions.

Situated partially within County Drainage District 20 and along the divide of the Beaver Creek and Walnut Creek watersheds, each tract features soils anchored by the highly regarded Clarion–Canisteo–Nicollet association. This combination provides a balanced mix of productive upland soils, favorable lower landscape positions, and natural drainage characteristics. Overall, the six tracts comprise approximately 94% cropland with an impressive 83 CSR2 average.

Tract 4 includes a well-established rural acreage site in a secluded setting, with a dwelling, mature trees and a collection of barns, outbuildings, and former livestock facilities. Interior showings are available by appointment—contact the listing agent to schedule. The seller shall provide a Time of Transfer Inspection of the Private Sewage Disposal System prior to closing. If the system does not pass inspection, the buyer shall assume responsibility at closing and execute a binding Iowa DNR waiver for either demolition of the dwelling or future installation of a code-compliant system. The two earth basins have been decommissioned in accordance with Iowa DNR requirements, with no active livestock operation in place.

Cropland possession begins with the 2027 crop year, while building site possession transfers at closing.

Buyers are encouraged to visit the property website to review the full information package, including the flyover video, FSA documents, disclosures, and comprehensive mapping with aerial imagery, soils, topography, drainage district, tax parcels, and township plat information.

Abstracts to govern legal descriptions.

FSA Information:

Tract	Crop	Base	Yield
1,3,4,5,6	Corn	326.79 acres	148 bushels
	Soybeans	32.50 acres	41 bushels
	Oats	2.30 acres	61 bushels
2	Corn	40.10 acres	159 bushels
	Soybeans	15.30 acres	41 bushels

*Subject to reconstitution if sold separate.

Taxes:

Tract 1: \$2,466

Tract 2: \$2,452

Tract 3: \$2,322

Tract 4: \$6,706

Tract 5: \$1,502

Tract 6: \$1,460

Farm Data:

Tract 1:

Cropland 78.80 acres

Total 78.80 acres

Tract 2:

Cropland 79.30 acres

Total 79.30 acres

Tract 3:

Cropland 76.10 acres

Non-Crop 2.00 acres

Total 78.10 acres

Tract 4:

Cropland 123.00 acres

Non-Crop 4.00 acre

Basins 9.00 acres

Buildings 12.00 acres

Total 148.00 acres

Tract 5:

Cropland 48.50 acres

Non-Crop 1.00 acres

Total 49.50 acres

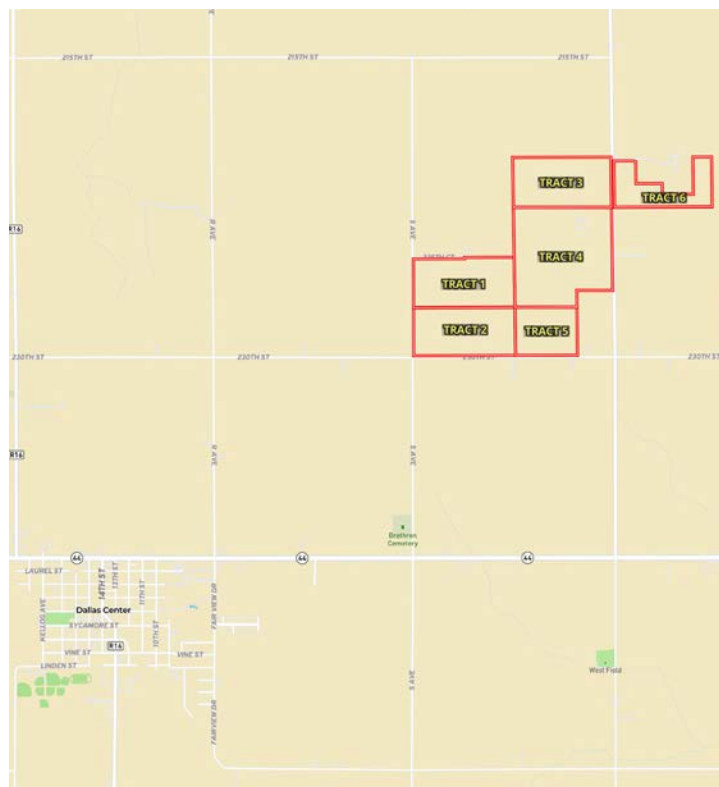
Tract 6:

Cropland 44.60 acres

Non-Crop 3.00 acres

Total 47.60 acres

Location Map



Aerial Map



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	25.23	31.28	88.0	0	80	2e
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	22.39	27.76	87.0	0	81	2w
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	12.49	15.48	83.0	0	62	3e
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	11.77	14.59	88.0	0	84	2w
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	4.59	5.69	75.0	0	81	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.17	2.69	59.0	0	76	3w
L55	Nicollet loam, 1 to 3 percent slopes	1.6	1.98	91.0	0	85	1
201B	Coland-Terril complex, 2 to 5 percent slopes	0.26	0.32	74.0	0	89	2w
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	0.17	0.21	45.0	0	46	3e
TOTALS		80.67(*)	100%	85.35	-	78.08	2.16

Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	33.05	41.79	87.0	0	81	2w
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	23.84	30.15	88.0	0	80	2e
L55	Nicollet loam, 1 to 3 percent slopes	15.33	19.39	91.0	0	85	1
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	4.09	5.17	75.0	0	81	2w
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.75	3.48	59.0	0	76	3w
TOTALS		79.06(*)	100%	86.46	-	81.28	1.84

Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	28.89	36.39	83.0	0	62	3e
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	13.41	16.89	75.0	0	64	3e
201B	Coland-Terril complex, 2 to 5 percent slopes	13.05	16.44	74.0	0	89	2w
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	12.79	16.11	87.0	0	81	2w
27B	Terril loam, 2 to 6 percent slopes	6.92	8.72	87.0	0	91	2e
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	3.13	3.94	88.0	0	80	2e
L55	Nicollet loam, 1 to 3 percent slopes	1.2	1.51	91.0	0	85	1
TOTALS		79.39(*)	100%	81.48	-	73.42	2.52

Tract 4 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	41.63	28.01	88.0	0	80	2e
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	39.12	26.33	83.0	0	62	3e
201B	Coland-Terril complex, 2 to 5 percent slopes	29.56	19.89	74.0	0	89	2w
L55	Nicollet loam, 1 to 3 percent slopes	27.85	18.74	91.0	0	85	1
AW	Animal waste	5.52	3.71	-	0	-	-
5040	Orthents, loamy	3.26	2.19	5.0	0	-	-
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.28	0.86	64.0	0	67	3e
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.38	0.26	75.0	0	64	3e
TOTALS		148.6(*)	100%	79.13	-	73.11	2.09

Tract 5 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L55	Nicollet loam, 1 to 3 percent slopes	9.56	19.81	91.0	0	85	1
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	8.79	18.21	87.0	0	81	2w
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	8.39	17.38	88.0	0	80	2e
201B	Coland-Terril complex, 2 to 5 percent slopes	5.23	10.83	74.0	0	89	2w
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.53	9.38	88.0	0	84	2w
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.35	9.01	64.0	0	67	3e
L638C2	Clarion-Storden complex, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.03	8.35	75.0	0	64	3e
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.38	7.0	83.0	0	62	3e
TOTALS		48.26(*)	100%	83.28	-	78.74	2.05

Tract 6 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	15.71	33.05	83.0	0	62	3e
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	14.12	29.7	88.0	0	80	2e
201B	Coland-Terril complex, 2 to 5 percent slopes	10.64	22.38	74.0	0	89	2w
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.4	7.15	88.0	0	84	2w
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	3.23	6.79	87.0	0	81	2w
L62D2	Storden loam, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.44	0.93	41.0	0	63	4e
TOTALS		47.54(*)	100%	82.71	-	76.26	2.35



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 Thursday, October 1, 2026 or such other date agreed to by the parties. Subject to current lease. Cropland possession begins with the 2027 crop year, while building site possession transfers at closing.

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 Brown, Fagen & Rouse 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 Brown, Fagen & Rouse 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 the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on Thursday, October 1, 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 Brown, Fagen & Rouse.

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 not be adjusted to reflect any difference between the advertised and actual surveyed acres.

Sale Method: The real estate will be offered in six tracts via High Bidder Choice Format. 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 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.

Sellers: Brenton Brothers Inc. and Brenton 80 Acre Farm Inc.

Auctioneer: Joel Ambrose

Simulcast Public and Online: Bidding will be simultaneous with the live auction on Thursday, August 6, 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.

