

**Farmers
National
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L-2600466

SCAN THE QR CODE
FOR MORE INFO!



LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres

Hancock County, Iowa

Tuesday, August 18, 2026 | 10:00 AM

Klemme Public Library/Community Center | 204 East Main Street, Klemme, Iowa

Highlights:

- Premium Hancock County, Iowa, Farmland
- 87.8 CSR2 | 81.78 FSA Cropland Acres
- High-Quality Clarion, Webster & Nicollet Soils

For additional information, please contact:



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Bidding starts | Monday, August 17, 2026 at 8:00 AM

Bidding closes | Tuesday, August 18, 2026 at close of live event.

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

Directions to Property:

From the Klemme Public Library and Community Center in Klemme, Iowa, travel west on East Main Street (168th Street) approximately 0.7 miles to U.S. Highway 69. Turn left (south) and continue on U.S. Highway 69 for approximately 1.8 miles to 150th Street. Turn right (west) onto 150th Street and proceed approximately 5.3 miles. The subject property is located on the south side of 150th Street.

Legal Description:

W1/2 NE1/4 of Section 7 Township 94N Range 24W of the 5th P.M., Hancock County, Iowa.

Property Description:

Offering a high-quality tract of north central Iowa farmland located in Hancock County, Iowa. This highly productive farm features an exceptional 87.8 CSR2 rating and approximately 81.78 FSA certified cropland acres, making it an attractive opportunity for farmers, investors, and 1031 exchange buyers seeking premium Iowa farmland. The farm is predominantly comprised of highly regarded Clarion, Webster, and Nicollet soils, which are well known for their productivity and yield potential throughout the region.

The property offers a strong combination of soil quality, farmability, and income-producing capability. With an average slope of approximately 2%, the farm provides excellent conditions for efficient field operations and modern farming practices. The tract is nearly all tillable, maximizing productive acreage and providing an outstanding opportunity to add quality acres to an existing operation or investment portfolio.

Situated in one of Iowa’s most desirable agricultural areas, this farm represents a rare opportunity to purchase investment-grade Hancock County farmland with proven productivity, strong agronomic characteristics, and long-term ownership appeal.

Whether you are expanding your farming operation, diversifying your investment holdings, or seeking a premier land asset in north central Iowa, this property deserves serious consideration.

A survey is being completed, and the farm will be sold based on surveyed acres. The final purchase price will be calculated using the surveyed acres multiplied by the successful bid price per acre.

Improvements:

Farm has excellent drainage with the recent completion of extensive tile improvement projects. See tile maps on website for details.

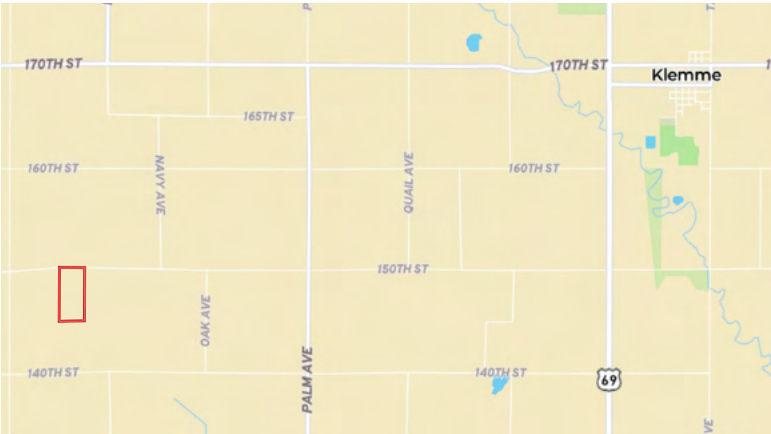
Farm Data:

Cropland	79 acres
Non-crop	<u>1 acre</u>
Total	80 acres

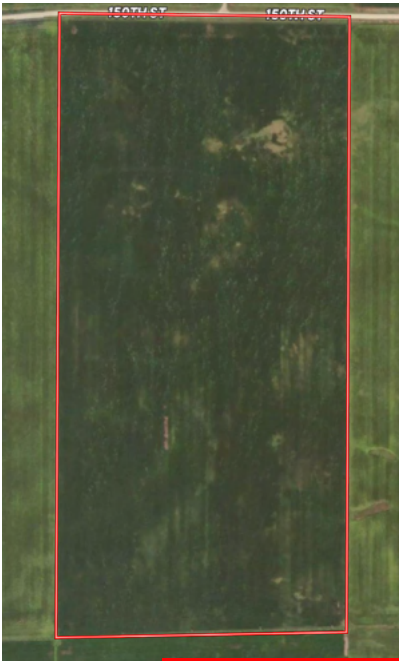
FSA Information:

	Base	Yield
Corn	40.60 acres	154 bushels
Soybeans	40.50 acres	48 bushels

2024 Taxes: Payable in 2025/2026
\$2,394.00



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
138B	Clarion loam, 2 to 6 percent slopes	36.22	44.69	89.0	0	83	2e
107	Webster clay loam, 0 to 2 percent slopes	21.17	26.12	86.0	0	83	2w
55	Nicollet clay loam, 1 to 3 percent slopes	18.81	23.21	89.0	0	81	1
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	4.59	5.66	83.0	0	69	3e
641C2	Clarion-Sunburg complex, 5 to 9 percent slopes, moderately eroded	0.25	0.31	71.0	0	65	3e
TOTALS		81.04(*)	100%	87.82	-	81.69	1.83



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 22, 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 Sorensen Law Office.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Sorensen Law Office 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 is on September 22, 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 Sorensen Law Office.

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.

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, August 17, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Tuesday, August 18, 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.

