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LAND AUCTION

SIMULCAST LIVE AND ONLINE

274.32± Acres, Chickasaw County, Iowa

Friday, September 4, 2026 | 10:00 AM

Chickasaw Event Center | 301 North Water Avenue, New Hampton, Iowa 50659

Highlights:

- Top notch Chickasaw County land offered in three tracts
- Tract 2 has a building site including grain storage and two Morton buildings
- Open for new operator in 2027

For additional information, please contact:

Randy Mitchell, Agent | (641) 220-3410

RMitchell@FarmersNational.com



Bidding starts | Tuesday, September 1, 2026 at 1:00 PM
Bidding closes | Friday, September 4, 2026 at close of live event.

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

Property Information

Directions to Property:

Tract 1:: From Ionia, go two and a half miles south to 250th Street, then turn left and go east 7/8th of a mile, land will be on the south side of the road.

Tracts 2 & 3: From Ionia go three and a half miles south to 260th Street, then turn left and go east one and a half miles. Tract 2 will be on the south side of the road and then for Tract 3, go another half mile further and land will be on the south side of the road.

Legal Description:

The East half of the Northeast Quarter of Section 1, Township 94 North, Range 14 West of the 5th P.M., AND The Northwest Quarter of the Northwest Quarter of Section 8, Township 94 North, Range 13 West of the 5th P.M., AND The Northeast Quarter of Section 7, Township 94 North, Range 13 West of the 5th P.M., all in Chickasaw County, Iowa.

Property Description:

Highly productive land in Richland and Bradford Townships of Chickasaw County, Iowa.

2025 Taxes:

Tract 1: \$2,504
Tract 2: \$6,280
Tract 3: \$1,236

Farm Data:

Tract 1:	
Cropland	71.21 acres
Other	.16 acres
Buildings	<u>2.95 acres</u>
Total	74.32 acres

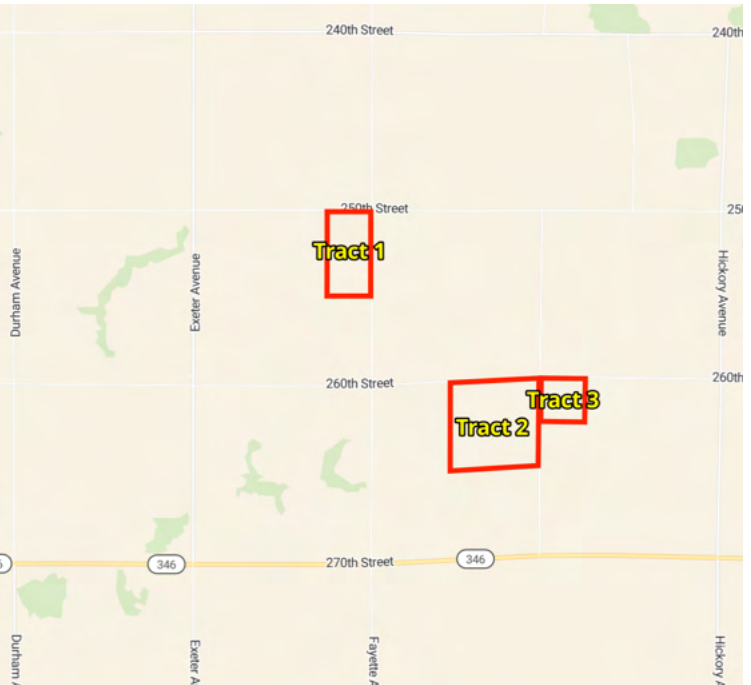
Tract 2:	
Cropland	149.10 acres
Other	1.43 acres
Buildings	<u>9.47 acres</u>
Total	160.00 acres

Tract 3:	
Cropland	38.31 acres
Other	<u>1.69 acres</u>
Total	40.00 acres

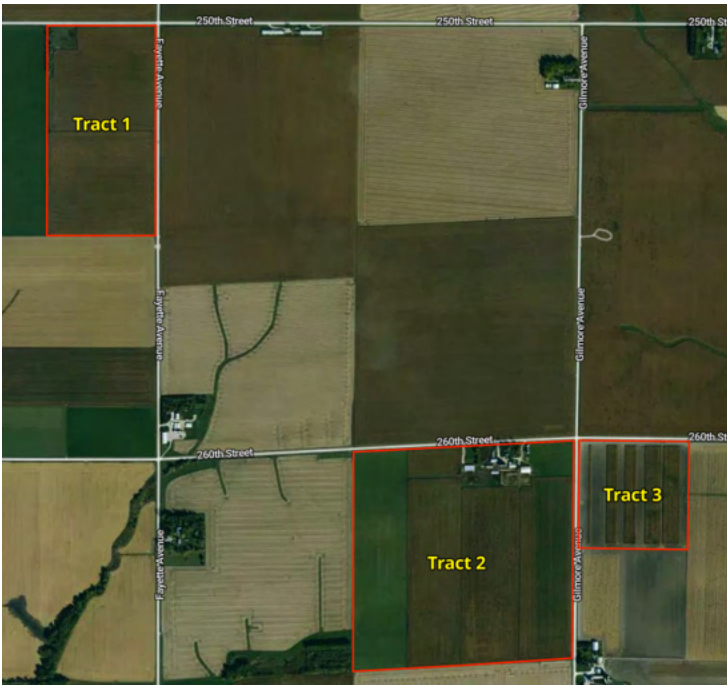
FSA Information:

Tract 1:	Base	Yield
Corn	27.06 acres	162 bushels
Tract 2:	Base	Yield
Corn	98.3 acres	162 bushels
Tract 3:	Base	Yield
Corn	14.56 acres	162 bushels

Location Map



Aerial Map

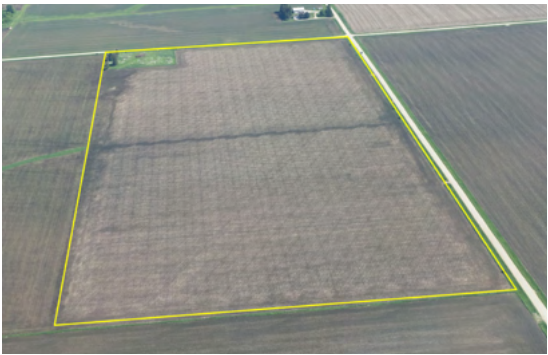


Tract 1 Soil Map



87.2/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	399	Readlyn silt loam, 1 to 3 percent slopes	55.3%	38.6	1	--	91
	398	Tripoli clay loam, 0 to 2 percent slopes	41.8%	29.2	2w	--	82
	394B	Ostrander loam, 2 to 5 percent slopes	2.9%	2	2e	--	88



Tract 2 Soil Map



87/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	399	Readlyn silt loam, 1 to 3 percent slopes	55.0%	79.9	1	--	91
	398	Tripoli clay loam, 0 to 2 percent slopes	44.0%	64	2w	--	82
	84	Clyde clay loam, 0 to 3 percent slopes	1.0%	1.4	2w	--	88

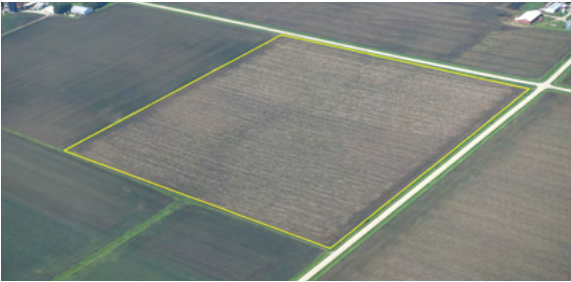


Tract 3 Soil Map



84.4/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	398	Tripoli clay loam, 0 to 2 percent slopes	67.6%	26.1	2w	--	82
	399	Readlyn silt loam, 1 to 3 percent slopes	20.1%	7.8	1	--	91
	84	Clyde clay loam, 0 to 3 percent slopes	10.8%	4.2	2w	--	88
	471	Oran loam, 0 to 2 percent slopes	1.4%	0.5	1	--	79



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 8, 2026, or such other date agreed to by the parties. Subject to after crops have been harvested.

Earnest Payment: A 15% earnest money payment is required on the day of the bidding. All funds will be deposited and held by Dillon Law Trust.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Dillon Law PC 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 October 8, 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 Dillon Law PC.

Sale Method: The real estate will be offered in three individual tracts. 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.

Seller: Clifford Schilling Revocable Trust

Auctioneer: Joel Ambrose **License Number:** S61482000

Online Simultaneous Bidding Procedure: The online bidding begins on Tuesday, September 1, 2026 at 1:00 PM. Bidding will be simultaneous with the live auction at 10:00 AM on Friday, September 4, 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 tracts 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.



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