L-2600491

FARMERS NATIONAL COMPANY

SCAN THE QR CODE FOR MORE INFO!

ONLINE AUCTION

40± Acres, Sioux County, Iowa

Bidding starts | Monday, September 7, 2026, at 8:00 AM

Bidding closes | Wednesday, September 9, 2026, at 1:00 PM

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

Highlights:

- 40 Acres ± with excellent access and close proximity to a hard-surfaced county roadway.
- Strong weighted average CSR2 of 74.9 with productive Galva, Colo, and Primghar soils.
- Located in a tight-knit, multi-generational farming community where land rarely changes hands.
- Sioux County consistently ranks near the very top of Iowa for average dollar-per-acre land value, driven by intense local farmer demand and strong livestock feeding operations nearby.

For additional information, please contact:
Gavin Cretsinger, Agent
(712) 830-7387
GCretsinger@FarmersNational.com

Property Information

Directions to Property:
Head east out of Maurice, Iowa, on 470th Street for two miles, take Hickory Avenue north a quarter of a mile and the farm will be on the west side of the road.

Legal Description:
The Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 10, Township 94, Range 45, West of the 5th P.M., Sioux County, Iowa.

Property Description:
Farmers National Company is proud to offer 40 acres ± of productive Sioux County farmland at online auction. This tract is located in a strong agricultural area and presents an opportunity for farmers, investors, and landowners seeking quality Iowa farmland.

The farm consists of approximately 37.30 FSA cropland acres and carries a weighted average CSR2 of 74.9, featuring predominantly Galva, Colo, and Primghar silty clay loam soils. The tract offers a combination of highly productive farmland and gently rolling topography.

The property is situated in a desirable farming region of Sioux County and offers convenient access from a hard-surfaced road. A natural waterway along the western portion of the tract provides drainage while adding character to the farm.

The combination of productive soils, manageable size, and strong local agricultural demand makes this an attractive addition to an existing operation or a quality land investment opportunity.

Whether you are looking to expand your farming operation, diversify your investment portfolio, or purchase a tract of Iowa farmland in a highly regarded agricultural county, this offering deserves your consideration.

Farm Data:

Cropland	37.30 acres
CRP	1.40 acres
Non-crop	1.30 acres
Total	40.00 acres

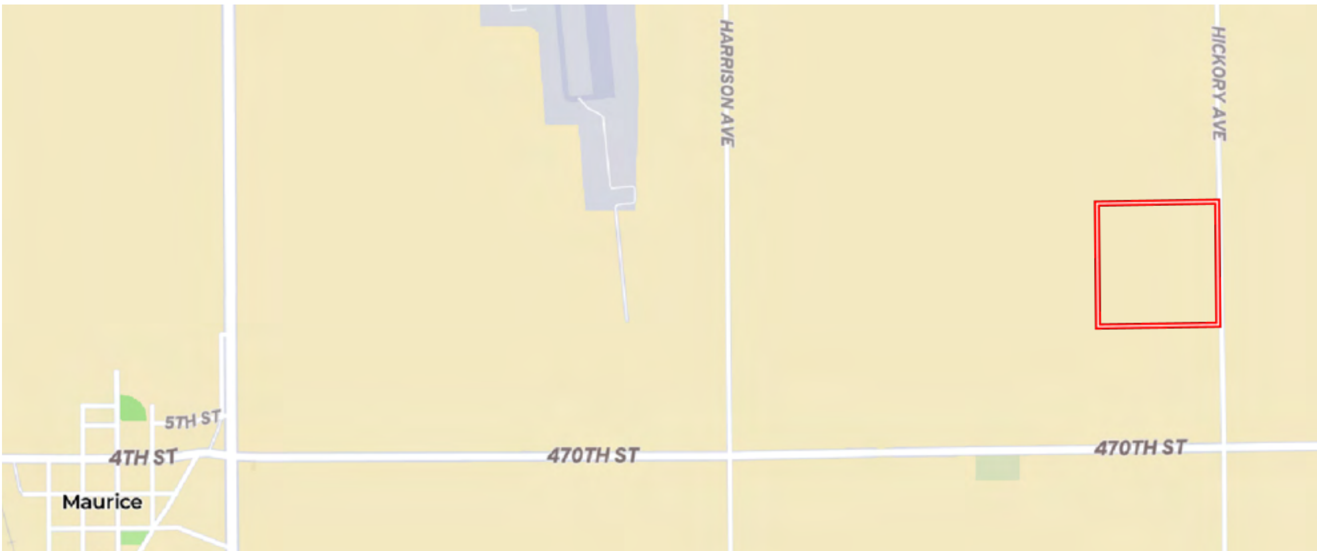
FSA Information:

	Base	Yield
Corn	19 acres	110 bushels
Soybeans	17.8 acres	37 bushels

CRP:
1.40 acres currently enrolled with an annual payment of $420, expiration date of 9/30/2027.

2026 Taxes:
$1,014.00

Location Map



Aerial Map

Soil Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
133	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	12.9	32.96	78.0	0	81	2w
310C2	Galva silty clay loam, 5 to 9 percent slopes, eroded	9.84	25.14	84.0	0	68	3e
310B2	Galva silty clay loam, 2 to 5 percent slopes, eroded	4.77	12.19	90.0	0	70	2e
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	4.74	12.11	32.0	0	59	3e
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	3.81	9.73	58.0	0	60	3e
810B	Galva silty clay loam, terrace, 2 to 5 percent slopes	1.77	4.52	95.0	0	76	2e
810	Galva silty clay loam, terrace, 0 to 2 percent slopes	0.8	2.04	100.0	0	77	1
91B	Primghar silty clay loam, 2 to 5 percent slopes	0.53	1.35	95.0	0	78	2e
TOTALS		39.16(*)	100%	74.94	-	71.38	2.45

Online Auction Terms

Minerals: All mineral interests owned by the Sellers, 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 Sellers or Farmers National Company.

Possession: Possession will be granted at closing on November 18, 2026 or such other date agreed to by the parties.

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 Dickinson Bradshaw.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Dickinson Bradshaw 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 November 18, 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 Dickinson Bradshaw.

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 and Buyer(s) will each pay one-half of 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 in one individual tract. **All bids are open for advancement starting Monday, September 7, 2026, at 8:00 AM until Wednesday, September 9, 2026, at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within 5 minutes of the auction ending will automatically extend the auction for 5 minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the 5 minutes time frame. All decisions of Farmers National Company 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: Irene D Serena

Online Bidding Procedure: **This online auction begins on Monday, September 7, 2026, at 8:00 AM. Bidding closes on Wednesday, September 9, 2026, at 1:00 PM.**

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.