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C O M P A N Y

L-2600537

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LAND AUCTION

SIMULCAST LIVE AND ONLINE

75.00± Acres, Butler County, Iowa

Thursday, September 24, 2026 | 10:00 AM

Legend Trail Golf Course | 1403 Iowa Highway 57, Parkersburg, Iowa 50665

Highlights:

- Bare 75 acre tract located on Iowa Highway 57 in SE Butler County, which is in NC Iowa.
- Good opportunity for a beginning farmer first purchase, or for expansion for existing operators.
- Medium quality farm, all tillable (except roads), productive soils, with average CSR2 of 63.7, subject to some occasional flooding.
- Full operating possession for the 2027 crop season. All one big field.



Macy Krug, Agent | (319) 231-0278
MKrug@FarmersNational.com

For additional information, please contact:

Roger L. Johnson, Agent | (319) 230-0389
TSchutter@FarmersNational.com



Online Bidding starts | Monday, September 21, 2026, at 8:00 AM
Bidding closes | Thursday, September 24, 2026, at close of live event.

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

Property Information

Directions to Property:

From the intersection of Iowa Highway 57 and Iowa Highway 14 near the Southeast corner of Parkersburg, go East three miles and then continuing on one more mile Southeast on Iowa Highway 57 (a total of four miles) to the intersection with gravel road Ridge Avenue. Farm is located on the North side of Iowa Highway 57 (and also North of the railroad) and on the East side of Ridge Avenue. Watch for signs.

Legal Description:

Abbreviated: All of the W3/4 S1/2 SW1/4 of Section 25, Township 90 North, Range 16 West of the 5th P.M. (Albion Township) lying South of the surveyed timber tract adjoining to the North (previously sold off); and all of the W3/4 N1/2 NW1/4 of Section 36, Township 90 North, Range 16 West of the 5th P.M. (Albion Township) lying North of Iowa Highway 57 and North of the railroad right-of-way, which is more exactly described on Exhibit A (contact agents).

Property Description:

Good quality 75-acre bare land tract to be sold by Simulcast Public Auction with both live on-site and online bidding available. Affordable sized investment opportunity.

Farm Data:

Cropland	74.95 acres	
Roads	<u>2.38 acres</u>	(note, railroad and
Total	75.00 acres	highway excluded)
Taxable	72.62 acres	

NOTE: Farm is classified as NHEL (Non-Highly Erodible Land) by N.R.C.S., so no Conservation Plan is required. Wetland determinations have not been completed by N.R.C.S.

FSA Information:

	Base	Yield
Corn	55.50 acres	134 bushels
(Approximately 74% of total cropland acres)		
Soybeans	18.50 acres	42 bushels
(Approximately 25% of total cropland acres)		

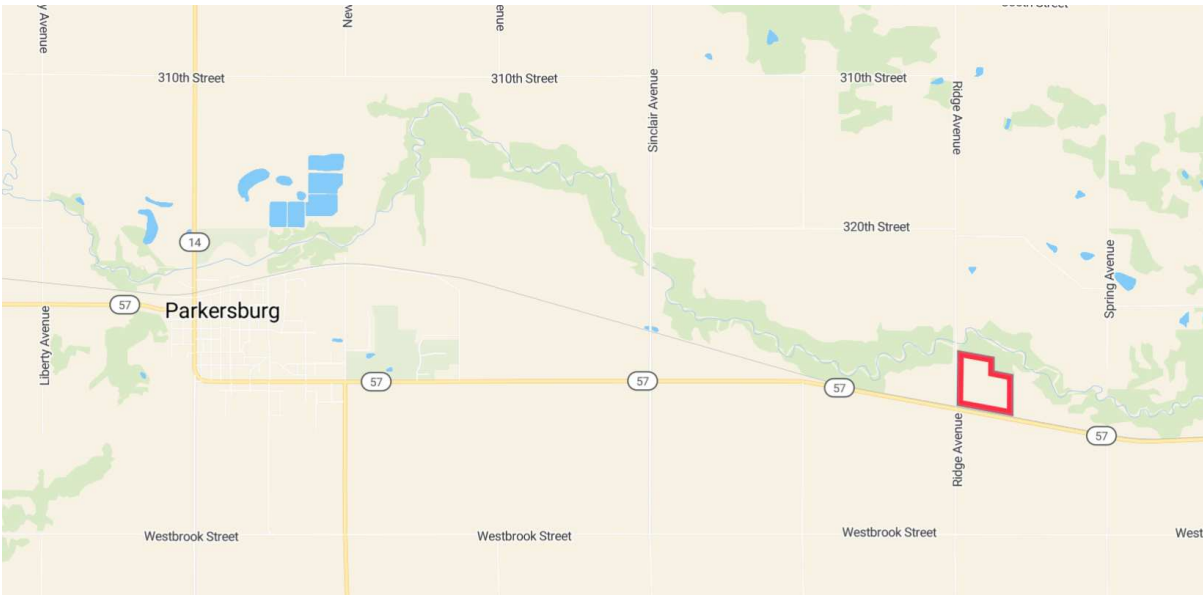
Total Program Acres: 74.00 acres
(Approximately 99% of total cropland acres)

NOTE: Farm has most recently been enrolled in the ARC County Farm Program for both corn and soybeans for the 2026 crop season.

2025-2026 Taxes:

\$2,122.00/Year (net) (\$29.22/taxable acre) (net)

Property Location Map



Aerial Map



Soil Map



63.7/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	49.7%	37.8	2s	--	59
	135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	26.3%	20	2w	--	65
	43	Bremer silty clay loam, 0 to 2 percent slopes, rarely flooded	14.1%	10.8	2w	--	79
	485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	3.8%	2.9	2w	--	76
	284	Flagler sandy loam, 0 to 2 percent slopes	3.4%	2.6	3s	--	56
	284B	Flagler sandy loam, 2 to 5 percent slopes	2.8%	2.1	3e	--	51
	1585	Spillville-Coland complex, 0 to 2 percent slopes, frequently...	<0.1%	0	5w	--	22



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 November 12, 2026, or such other date agreed to by the parties. Subject to the current lease. Lease has been terminated for the 2027 crop season.

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 Farmers National Company 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 Farmers National Company 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 is on November 12, 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 the closing agent.

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. Property has already been previously surveyed.

Sale Method: 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. 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: Mary Lou Schwerdtfeger Family Trust, c/o David Schwerdtfeger, Trustee
Attorney for Sellers: Amy Swanson, Lawler & Swanson Law Firm, Parkersburg, Iowa

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, September 21, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Thursday, September 24, 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.