

**FARMERS
NATIONAL**
C O M P A N Y

L-2600592



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FOR MORE INFO!**



FOR SALE BY BIDS

167.47± Acres, Page and Taylor Counties, Iowa

Bids Reviewed as Received Up To: Friday, November 20, 2026

Contact Agents for Additional Details!

Highlights:

- **Highly productive farms located in Page and Taylor County, Iowa**
- **Excellent CSR2 ratings with a combined average of 83 across both tracts**
- **Attractive income-producing farmland with strong recreational appeal**

For additional information, please contact:



Clint Freund, AFM/Agent
(712) 243-4278 or (515) 835-1706
CFreund@FarmersNational.com



Austin Hively, AFM/Agent
(712) 382-4580 or (531) 215-9677
AHively@FarmersNational.com

Property Information

Directions to Property:

East edge of Hawleyville, split by County Road J31 or Taylor-Page Avenue. Farm is located 6-7 miles northeast of Clarinda, Iowa.

Legal Description:

Tract 1: Located in Section 12 and 13 of Nebraska Twp (T69R36) in Page County, Iowa.
Tract 2: Located in Section 13 of Nebraska Twp (T69R36) in Page County and Section 18 of Dallas Twp (T69R35) in Taylor County, Iowa.

Due to the length, if a specific legal description is needed, please contact real estate agent. Final legal will be subject to survey for Tract 1 and 2.

Property Description:

This farm offers a rare opportunity to own highly productive agricultural land located in Page and Taylor County. The property is comprised of two high-quality tracts with excellent CSR2 soil ratings of 81.7 on Tract 1 and 84.7 on Tract 2, reflecting the farm’s strong yield potential and overall productivity. With a large percentage of the farm being tillable, the farm is well positioned to provide consistent income and operational efficiency for producers and investors alike. In addition, the property also offers recreational opportunities, creating a unique combination of income-producing farmland and outdoor enjoyment.

Farm Data:

Tract 1:	
Cropland	72.35 acres
Non-crop	<u>18.62 acres</u>
Total	90.97 acres ± (Est.)
Tract 2:	
Cropland	63.82 acres
Non-crop	<u>12.71 acres</u>
Total	76.53 acres ± (Est.)

FSA Information:

Tract 1 and 2	Base	Yield
Corn	72.08 acres	122 bushels
Soybeans	45.87 acres	45 bushels
Combined at FSA. To be split if needed, after closing.		

2025 Taxes:

Tract 1 and 2 combined: \$5,822
Tract 1: estimated \$3,202
Tract 2: estimated \$2,620

Aerial Map



Tract 1 Soil Map



* See online maps for complete soil descriptions and classifications

81.6/100 CSR2

	Code	Soil Description	% of Selection	Acres	State Score (CSR2)
●	1820	Dockery-Quiver silt loams, 0 to 2 percent slopes, occasionally...	24.5%	22.3	87
●	133	Colo silty clay loam, deep loess, 0 to 2 percent slopes,...	17.3%	15.7	78
●	T37...	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	11.3%	10.3	91
●	370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	11.2%	10.1	81
●	8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	7.3%	6.6	93
●	88	Nevin silty clay loam, 0 to 2 percent slopes, rarely flooded	6.0%	5.5	95
●	370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	5.6%	5.1	59

Tract 2 Soil Map



84.7/100 CSR2

	Code	Soil Description	% of Selection	Acres	State Score (CSR2)
●	370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	25.4%	19.5	91
●	T37...	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	21.0%	16.1	91
●	570C	Nira silty clay loam, dissected till plain, 5 to 9 percent slopes	15.5%	11.9	84
●	370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	12.4%	9.5	81
●	370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	8.4%	6.4	81
●	822C	Lamoni silty clay loam, 5 to 9 percent slopes	6.0%	4.6	42
●	8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	5.8%	4.4	93

Tract 1



Tract 2



For Sale By Bid 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 March 1, 2027, or such other date agreed to by the parties.

Earnest Payment: A 10% earnest money payment is required upon acceptance of bid. 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 the closing agent.

Contract and Title: Upon acceptance of the offer, the successful bidder(s) will enter into a real estate contract and deposit with closing agent, 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 Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on March 1, 2027, 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 be adjusted to reflect any difference between the advertised and actual surveyed acres.

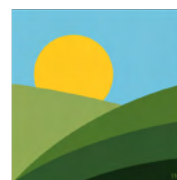
For Sale by Bids: Written bids will be received at the office of Austin Hively, PO Box 192, Crescent, IA 51526 or by email to AHively@FarmersNational.com. **Seller reserves the right to review and consider offers as received up to Friday, November 20, 2026.** Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

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 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: Nordland Farms, LLC



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LEADERS IN LAND