



**FARMERS
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C O M P A N Y

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L-2600597

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FOR MORE INFO!



FOR SALE BY BIDS

222.23± Acres, Mills County, Iowa

Offered in Three Tracts

BIDS DUE: Wednesday, October 21, 2026, by 12:00 PM

Contact Agents for Additional Details!

Highlights:

- Quality mix of productive farmland, timber & established CRP
- Excellent farming, investment, acreage & recreational opportunity
- Bid on individual tracts, combinations, or the entire property



For additional information, please contact:

Eric Mueller, Agent

(402) 660-1044

EMueller@FarmersNational.com



JT Oltman, Agent

(402) 672-7400

JOltman@FarmersNational.com

Property Information

Property Description: LAND FOR SALE BY BIDS!

Offering 222.23± acres north of Malvern, Iowa, in Mills County—an excellent opportunity to acquire a quality mix of productive farmland, timber, and CRP ground in southwest Iowa.

The property will be offered in three desirable tracts, offering a combination of high-quality tillable farmland, wooded acreage, and established CRP, making this an attractive opportunity for farmers, investors, hunters, and recreational and acreage buyers.

Bids will be accepted on individual tracts, combinations of tracts, or the entire 222.23± acres. This is a rare chance to acquire diverse, high-quality land in a sought-after area—don't miss your opportunity to bid!

Buyer Broker participation encouraged. For a bid form, property information, or to schedule a showing, contact us today!

Directions to Property: North of Malvern, Iowa, from Highway 34 & 305th Street, travel one mile north to Tract 3 lying on the west side of the road. Continue north one-half mile to Tract 2 on west side of the road and Tract 1 on the north side of the road.

Legal Description:

Tract 1: Parcel #'s 0803900000000000, 080370010000000, 080380010000000, 080360000000000

Tract 2: Parcel #'s 080400020000000, 080410010000000, 080500010000000, 080400030000000

Tract 3: Parcel #'s 080440010200000, 077450000000000, 077460000000000, 080480000000000, 080460010200000, 081410010100000

Farm Data:

Tract 1:

Cropland	88.47 acres
Total	97.73 acres (Gross Taxable)

Tract 2:

Cropland	3.61 acres (Approx.)
Non-crop	5.99 acres
CRP	19.11 acres
Timber	22.52 acres
Total	56.39 acres (Gross Taxable)

Tract 3:

Cropland	58.45 acres (Approx.)
Total	68.11 acres (Gross Taxable)

FSA Information: Tract 2 & 3 are combined. FSA will adjust accordingly if tracts are sold separately.

Tract 1

Crop	Base	Yield
Corn	17.66 acres	156 bushels
Soybeans	1.40 acres	43 bushels

Tracts 2 & 3

Crop	Base	Yield
Corn	39.94 acres	120 bushels
Soybeans	7.97 acres	46 bushels

CRP Information:

Tract 2: 19.11 acres with an annual payment of \$4,691.00, expiring 9/30/2027

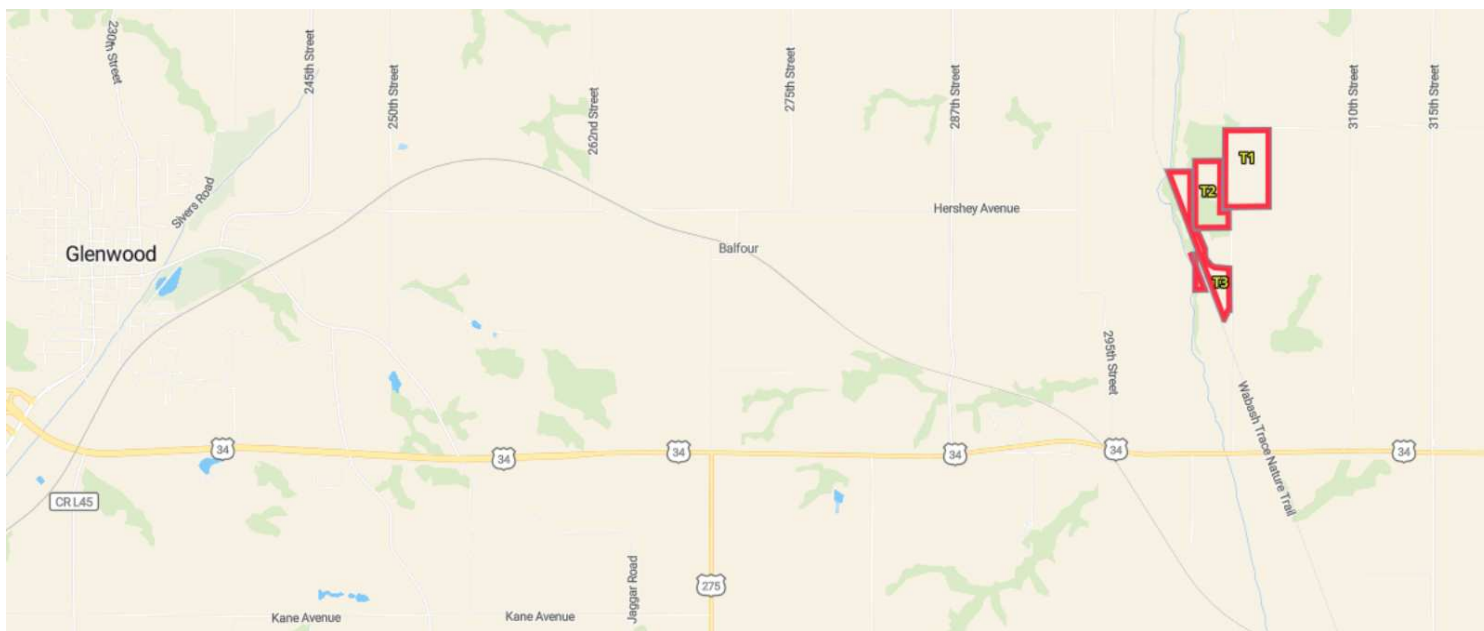
Taxes:

Tract 1: \$3,506.00

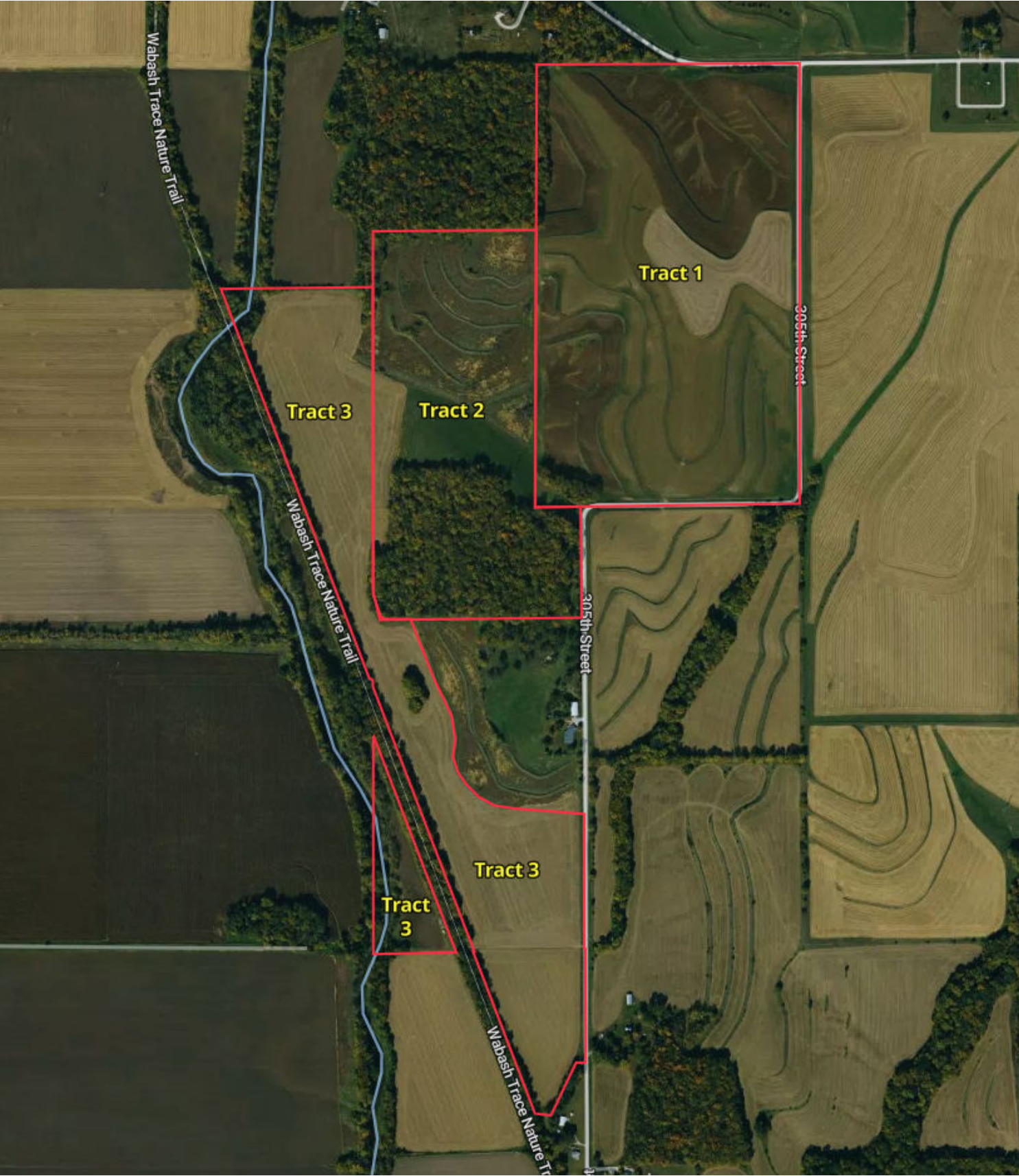
Tract 2: \$1,616.00

Tract 3: \$2,554.00

Property Location Map



Property Overview Map



Tract 1:

Aerial Map



Soil Map



76.6/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	9B	Marshall silty clay loam, 2 to 5 percent slopes	30.0%	29	2e	--	95
●	10D2	Monona silt loam, 9 to 14 percent slopes, eroded	21.9%	21.2	3e	--	60
●	10C2	Monona silt loam, 5 to 9 percent slopes, eroded	11.6%	11.2	3e	--	86
●	10D	Monona silt loam, 9 to 14 percent slopes	11.3%	10.9	3e	--	63
●	99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	9.1%	8.8	3e	--	59
●	12B	Napier silt loam, 2 to 5 percent slopes	6.6%	6.4	2e	--	93
●	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3.9%	3.7	3e	--	32
●	8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.0%	2.9	2e	--	92
●	9C	Marshall silty clay loam, 5 to 9 percent slopes	2.5%	2.4	3e	--	89
●	12C	Napier silt loam, 5 to 9 percent slopes	0.1%	0.1	3e	--	89
●	Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	<0.1%	0	4e	--	38

Tract 2:

Aerial Map



Soil Map



71.9/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	10D	Monona silt loam, 9 to 14 percent slopes	32.0%	18.2	3e	--	63
●	Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	17.8%	10.1	4e	--	38
●	12B	Napier silt loam, 2 to 5 percent slopes	17.7%	10	2e	--	93
●	12C	Napier silt loam, 5 to 9 percent slopes	13.1%	7.4	3e	--	89
●	10C	Monona silt loam, 5 to 9 percent slopes	8.6%	4.9	3e	--	89
●	9B	Marshall silty clay loam, 2 to 5 percent slopes	5.4%	3.1	2e	--	95
●	10C2	Monona silt loam, 5 to 9 percent slopes, eroded	3.3%	1.9	3e	--	86
●	Z93...	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes,...	0.8%	0.5	3e	--	38
●	Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes,...	0.7%	0.4	2w	--	87
●	10D2	Monona silt loam, 9 to 14 percent slopes, eroded	0.3%	0.2	3e	--	60
●	99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	0.2%	0.1	3e	--	59

Tract 3:

Aerial Map



Soil Map



85.6/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
●	133	Colo silty clay loam, deep loess, 0 to 2 percent slopes,...	29.9%	20.5	2w	--	78
●	Z1820	Dockery-Quiver silt loams, deep loess, 0 to 2 percent slopes,...	22.4%	15.3	2w	--	87
●	8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	18.7%	12.8	2e	--	92
●	12B	Napier silt loam, 2 to 5 percent slopes	18.3%	12.5	2e	--	93
●	212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	7.4%	5.1	1	--	91
●	Z93...	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes,...	1.9%	1.3	3e	--	38
●	W	Water	1.4%	0.9	--	--	
●	Z24E2	Shelby clay loam, deep loess, 14 to 18 percent slopes, eroded	0.1%	0.1	4e	--	38

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 November 18, 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 the closing agent.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Midwest Title Company the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be paid equally by both the Seller and the Buyer(s). The cost of any escrow closing services will be paid equally by both the Seller and the Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be 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 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. Both the Seller and the Buyer(s) will pay one-half

of the survey cost. Final contract prices will not 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 Farmers National Company c/o Eric Mueller, 11516 Nicholas Street, Suite 100, Omaha, NE 68154 or at EMueller@FarmersNational.com. All bid forms must be received on or before Wednesday, October 21, 2026 at 12:00 PM CST time.

Bids should be for the total dollar amount and not per acre. Please submit your highest and best offer as there will be no oral bidding. 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 make 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: Larry Stortenbecker

Additional Comments: FSA acres are combined on Tracts 2 & 3. The FSA will adjust acres accordingly if Tracts 2 & 3 sell separately. Buyer will assume CRP Contract on Tract 2. Buyer Broker participation encouraged. Contact agents for details.



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Selling in 3 Tracts!



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