

LAND AUCTION

SIMULCAST LIVE AND ONLINE

80± Acres, Dallas County, Iowa

Wednesday, December 2, 2026 | 10:00 AM
Panora Community Center | 115 West Main Street, Panora, Iowa 50216

Highlights:

- Open Tenancy for 2027
- Direct Access to District Tile
- Located in Lincoln Township
- CSR2 Rating of 87.5
- Nearly 100% Tillable



For additional information, please contact:
Ben Price, AFM/Agent | (515) 205-3883
BPrice@FarmersNational.com

Bidding starts | Monday, November 30, 2026 at 10:00 AM
Bidding closes | Wednesday, December 2, 2026 at close of the live event.

To register and bid go to: FNCBid.com

Property Information

Directions to Property:
From Panora, travel east on Highway 44 for seven miles to County Highway P46 (D Avenue). Turn north and continue for two miles, then turn east on 220th Street. Proceed one mile to the property on the south side of the road.

Legal Description:
West Half of the Northwest Quarter (W½ NW¼), Section 26, Township 80 North, Range 29 West of the 5th P.M. Parcel ID: 0526100001 & 0526100003.

Property Description:
Located in Lincoln Township of west-central Dallas County, this exceptional agricultural land offering is nearly 100% tillable, with 78.43 FSA cropland acres situated within one of central Iowa's most desirable farming regions.

With an impressive CSR2 rating of 87.5 and soils dominated by the highly regarded Clarion-Canisteo-Nicollet association, the farm ranks among the highest-quality tracts in the area.

Positioned within the upper reaches of the Panther Creek watershed, the farm lies within Drainage District No. 77 and benefits from direct access to an established drainage network, including district tile infrastructure located within the property boundaries.

Conveniently located just one mile from County Highway P46 and approximately three miles from State Highway 44, the property has reliable access from 220th Street.

Open tenancy for the 2027 crop year.

Comprehensive property information is available on the listing website, including a flyover video, aerial photography, FSA documents, drainage district exhibits and an array of maps.

Farm Data:

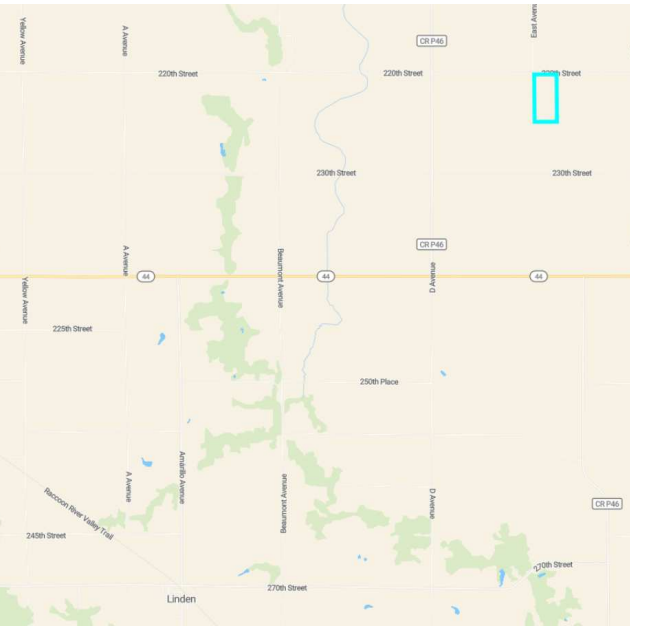
Cropland	78.43 acres
Non-crop	1.57 acres
Total	80 acres

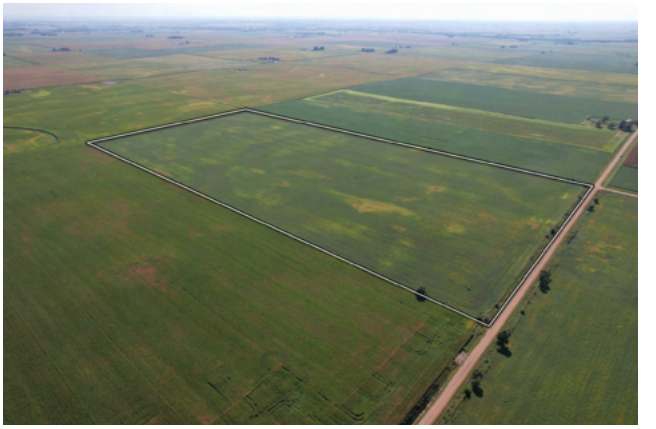
FSA Information:

	Base	Yield
Corn	51.84 acres	162 bushels
Soybeans	26.59 acres	49 bushels

Real Estate Taxes:
$2,654.00

Location Map





Soil Map

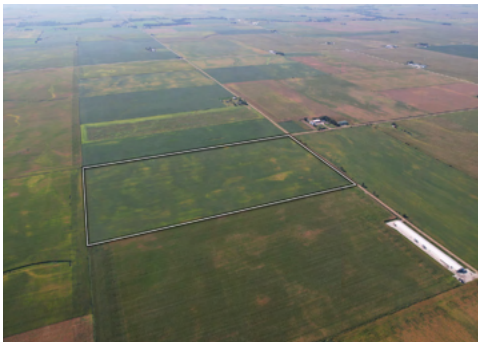


87.5/100 CSR2

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CSR2)
	L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	52.7%	41.5	2w	--	87
	L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	29.8%	23.4	2e	--	88
	L55	Nicollet loam, 1 to 3 percent slopes	9.4%	7.4	1	--	91
	L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	5.8%	4.6	2w	--	88
	L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	2.3%	1.8	2w	--	75



















Simulcast 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 and transferred at closing 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 January 12, 2027, or such other date agreed to by the parties. Subject to current lease. Open possesion for the 2027 crop year.

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 Brown, Fagen & Rouse 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 Brown, Fagen & Rouse 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 both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing is on January 12, 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 Brown, Fagen & Rouse.

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.

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. The real estate will sell in the manner resulting in the highest total price. 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 Sellers.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Sellers 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 Sellers reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Sellers: Kempf Krew Family Trust, Sarah Cummings, Rachel Gilmore, Christina Kempf-Wilson

Auctioneer: Joel Ambrose

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, November 30, 2026, at 10:00 AM**. Bidding will be simultaneous with the live auction at **10:00 AM on Wednesday, December 2, 2026**, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: **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.

FARMERS NATIONAL COMPANY

LEADERS IN LAND