FARMERS NATIONAL COMPANY

L-2600643



SCAN THE QR CODE FOR MORE INFO!

ONLINE AUCTION

14.6± Acres, Howard County, Iowa

Bidding starts | Friday, November 13, 2026, at 8:00 AM
Bidding closes | Thursday, November 19, 2026, at 11:30 AM

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

Highlights:

- Turkey finishing set up including brooder building
- 14.6 acre site including 18K gallon LP tank and 45K generator
- Double wide trailer on site



For additional information, please contact:
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Property Information

Property Description: Turkey finishing site including a 62' x 400' brooder building and two 62' x 400' finisher buildings.

Directions to Property: From Cresco, go south on V58 for six miles and then turn west and go three-quarter miles. Property will be on the south side of the road.

Legal Description: The West 495 feet of the Northeast Quarter of the Northwest Quarter of Section 34, Township 98 North, Range 11 West in Howard County, Iowa.

Improvements:
62' x 400' brooder building
Two 62' x 400' finisher buildings
Machine Shed
Double wide trailer

Farm Data:

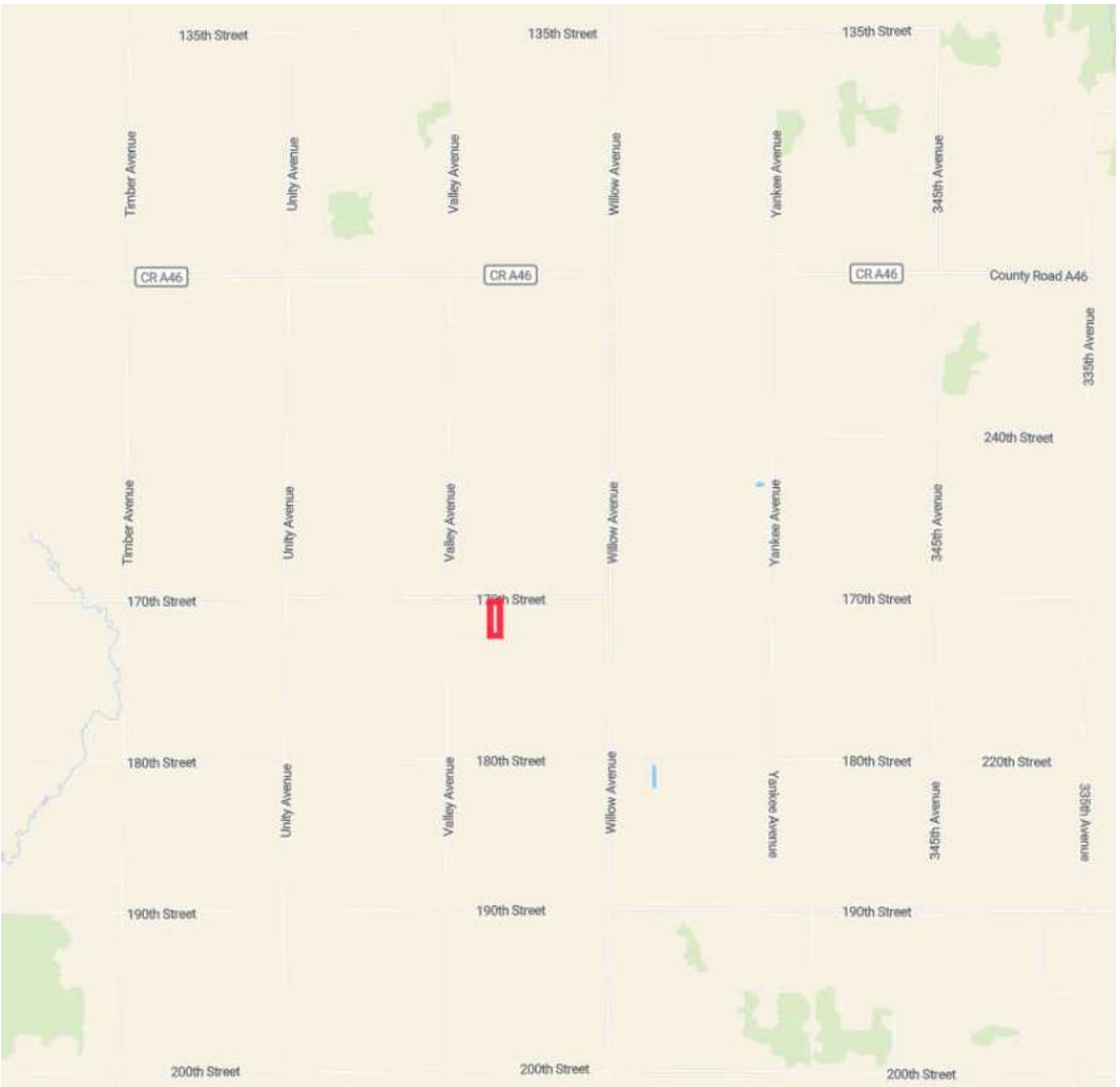
Non-crop	0.31 acres
CRP	5.30 acres
Buildings	8.99 acres
Total	14.60 acres

Taxes: $203.00

CRP:

CRP Acres	Payment	Expiration
5.3	$1,462.00	9/30/32

Location Map








Includes:
18,000 gallon LP Tank
45K Generator
Double Wide Trailer (~ 30 years old)
Shed
Brooder - 62' x 400'
Finisher - 62' x 400
5 1/2 acres in CRP

Online 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 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 December 21, 2026, or such other date agreed to by the parties.

Earnest Payment: A 15% 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 Redfern Mason Larsen & Moore PLC 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 Redfern Mason Larsen & Moore PLC 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 December 21, 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 Redfern Mason Larsen & Moore PLC.

Sale Method: The real estate will be offered in one individual tract. All bids are open for advancement starting **Friday, November 13, 2026, at 8:00 AM until Thursday, November 19, 2026, at 11:30 AM**, 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 five minutes of the auction ending will automatically extend the auction five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within five minute 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 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.

Seller: Kuethe Turkey Farms Inc

Online Bidding Procedure: This online auction begins on Friday, November 13, 2026, at 8:00 AM. Bidding closes on Thursday, November 19, 2026, at 11:30 AM.

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.

FARMERS NATIONAL COMPANY

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