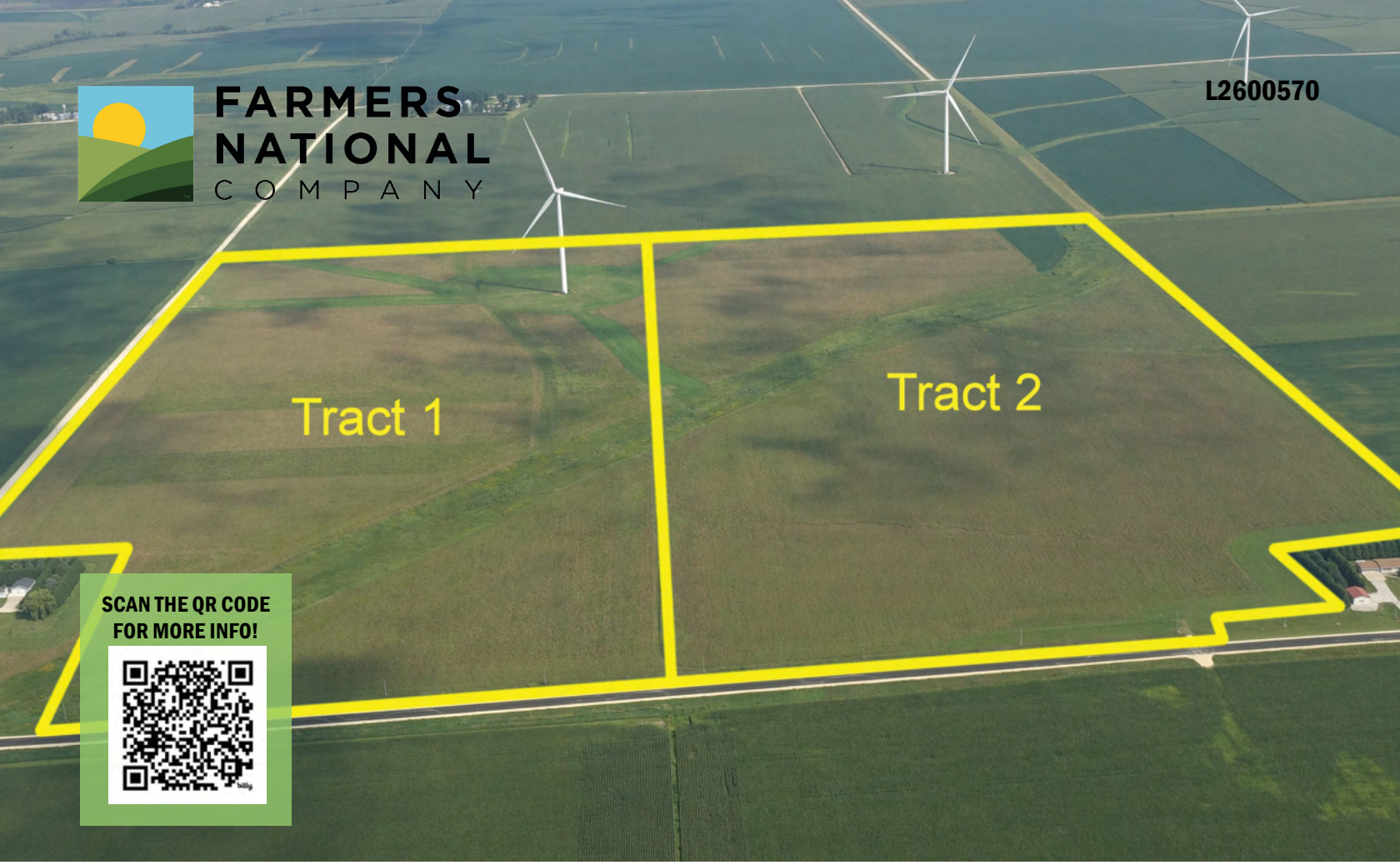



# LAND AUCTION

## SIMULCAST LIVE AND ONLINE

### 153.3± Acres, Chickasaw County, Iowa

**Monday, November 9, 2026 | 10:00 AM**
**Chickasaw Event Center | 301 N Water Ave New Hampton IA 50659**

## Highlights:

- High quality land offered in two separate tracts
- West tract has a wind turbine for additional income
- On hard surface, open for new operator in 2027

**For additional information, please contact:**
Randy Mitchell, Real Estate Associate | (641) 220-3410
RMitchell@FarmersNational.com

## Bidding starts | Thursday, November 5, 2026 at 5:00 PM
## Bidding closes | Monday, November 9, 2026 at close of live event

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

## Property Information

**Directions to Property:** From Alta Vista go 2.5 miles east, the land will be on the north side of the road.

**Legal Description:** The West half of the Southwest Quarter except Parcel B and the East half of the Southwest Quarter all in Section 23, Township 97 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa. Exact Legal to be determined by survey

**Property Description:** 89 CSR2 farm offered in two tracts. Wind turbine on tract 1 for additional income.

**Farm Data:**

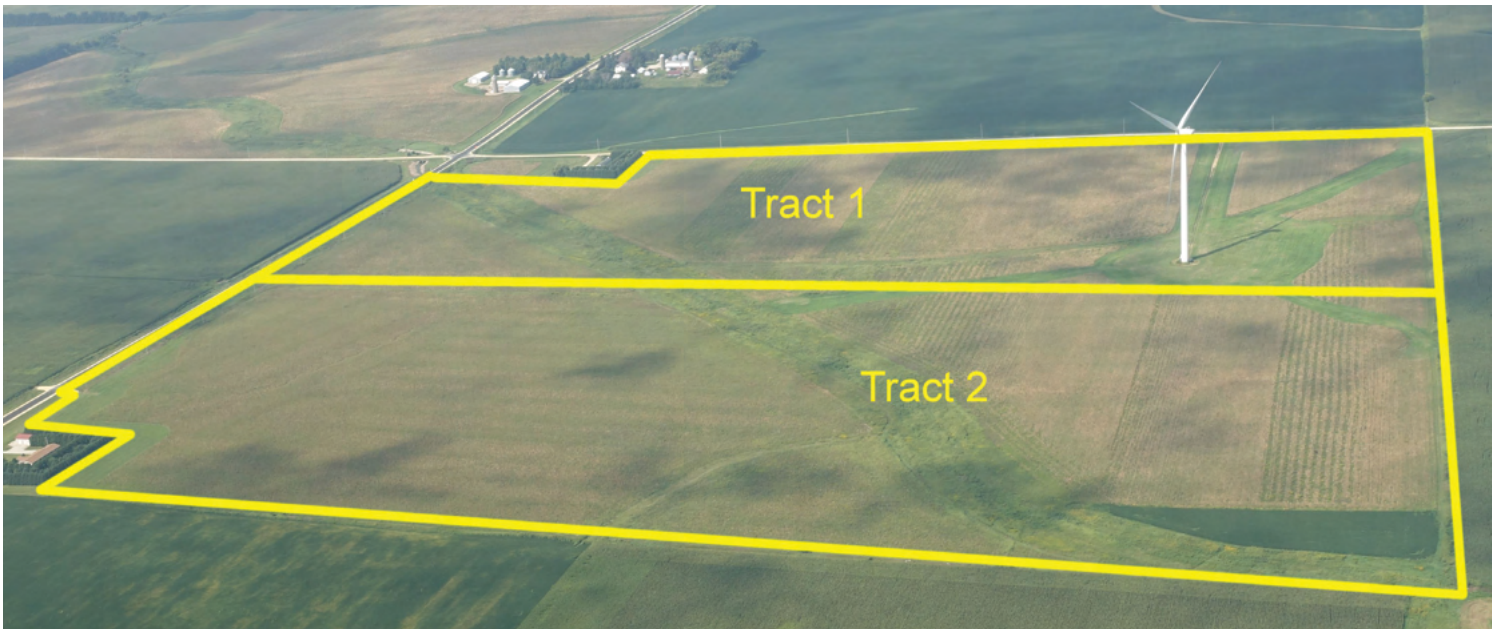
| | |
|---|---|
| **Tract 1:** | |
| Cropland | 69.39 acres |
| Other | 5.91 acres |
| Total | 75.3 acres |
| **Tract 2:** | |
| Cropland | 76.35 acres |
| Other | 1.65 acres |
| Total | 78 acres |

**FSA Information:**

| | Base | Yield |
|---|---|---|
| **Tract 1:** | | |
| Corn | TBD | 169 bushels |
| **Tract 2:** | | |
| Corn | TBD | 169 bushels |

**Taxes:** TBD

*Base acres and yields are based on entire half section; FSA will determine final base acres and yields



# Tract 1

## Aerial Map

## Soil Map

| Area Symbol: IA037, Soil Area Version: 31 | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Restrictive Layer | Soil Drainage | Non-Irr Class *c | *i Corn Bu | *i Alfalfa Tons | *i Soybeans Bu | *i Water-Holding Inch | CSR2** | CSR | *n NCCPI Overall |
| 84 | Clyde clay loam, 0 to 3 percent slopes | 45.04 | 59.8% | | > 6.5ft. | Poorly drained | IIw | 224.0 | 4.7 | 65.0 | 11.7 | 88 | 74 | 90 |
| 399 | Readlyn silt loam, 1 to 3 percent slopes | 30.26 | 40.2% | | > 6.5ft. | Somewhat poorly drained | Iw | 220.8 | 5.7 | 64.0 | 11.3 | 91 | | 80 |
| | | | | | | **Weighted Average** | **1.60** | **222.7** | **5.1** | **64.6** | **11.5** | **89.2** | ***-** | ***n 86** |

# Tract 2

## Aerial Map

## Soil Map

| Area Symbol: IA037, Soil Area Version: 31 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | *n NCCPI Overall |
| 84 | Clyde clay loam, 0 to 3 percent slopes | 46.01 | 59.0% | | IIw | 88 | 90 |
| 399 | Readlyn silt loam, 1 to 3 percent slopes | 28.11 | 36.0% | | Iw | 91 | 80 |
| 198B | Floyd loam, 1 to 4 percent slopes | 3.88 | 5.0% | | IIw | 89 | 88 |
| | | | | **Weighted Average** | **1.64** | **89.1** | ***n 86.3** |

## Simulcast Live and Online

**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 December 10, 2026, or such other date agreed to by the parties – subject to current lease.

**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 Elwood Law Office Trust.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Elwood O'Donohoe, Braun, & White Attys 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 10, 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 Elwood O'Donohoe, Braun, & White Attys.

**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 2 individual tract(s). Bids on the tracts, combinations, and the total unit will compete. 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 the 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:** Margaret Recker Estate

**Auctioneer:** Joel Ambrose | License Number: S61482000

**Online Simultaneous Bidding Procedure:** The online bidding begins on Thursday, November 5, 2026 at 5:00 PM. Bidding will be simultaneous with the live auction at 10:00 AM Monday, November 9, 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.