FARMERS NATIONAL COMPANY

L2600620



SCAN THE QR CODE FOR MORE INFO!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

340.81± Acres, Chickasaw County, Iowa

Wednesday, November 4, 2026 | 10:00 AM
Chickasaw Event Center | 301 N Water Avenue, New Hampton, Iowa

Highlights:

- Quality farmland offered in two tracts, both on Highway 63
- Good amount of drainage tile and established waterways
- Wind turbine and transmission line income



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

Bidding starts | Monday, November 2, 2026 at 8:00 AM
Bidding closes | Wednesday, November 4, 2026 at close of the live event.

To register and bid go to: FNCBid.com

Property Information

Directions to Property: From New Hampton, Iowa, travel 5.5 miles north on Highway 63. The land is located on both sides of the highway.

Legal Description:
Tract 1: The North half of the Southeast Quarter and the Northeast Quarter all in Section 6, Township 96 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa; Except Parcel 2019-34 in the Southeast Quarter of the Northeast Quarter and in the Northeast Quarter of the Southeast Quarter of Section 6, Township 96 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa, as described in Plat of Survey by Kirk D Reicks, dated August 26, 2019 and recorded on August 30, 2019 in Document No. 2019-1280 in the office of the Chickasaw County Recorder and except the South One Hundred and Sixty-five Feet of the North One Hundred and Eighty-Five Feet of the East Ten Rods of the Northeast Quarter of the Northeast Quarter of Section 6, Township 96, Range 12 West of the 5th P.M., Chickasaw County, Iowa (Except East Two Rods which is used for road), as described in Deed Record dated October 1, 1895, recorded October 1, 1895, in Book 40, Page 632
Tract 2: The North half of the Southwest Quarter and the South half of the Northwest Fractional Quarter all in Section 5, Township 96 North, Range 12 West of the 5th P.M., Chickasaw County, Iowa.

Property Description: Quality land in a tightly held area with additional income from a wind turbine and transmission lines.

Taxes:
Tract 1: $3,293.00
Tract 2: $2,086.00

Farm Data:
Tract 1:

Cropland	190.85 acres
CRP	7.39 acres
Other	0.77 acres
Total	199.01 acres

Tract 2:

Cropland	135.32 acres
CRP	3.09 acres
Other	3.39 acres
Total	141.80 acres

FSA Information:
Tract 1:

Crop	Base	Yield
Corn	TBD acres	165 bushels
Soybeans	TBD acres	57 bushels

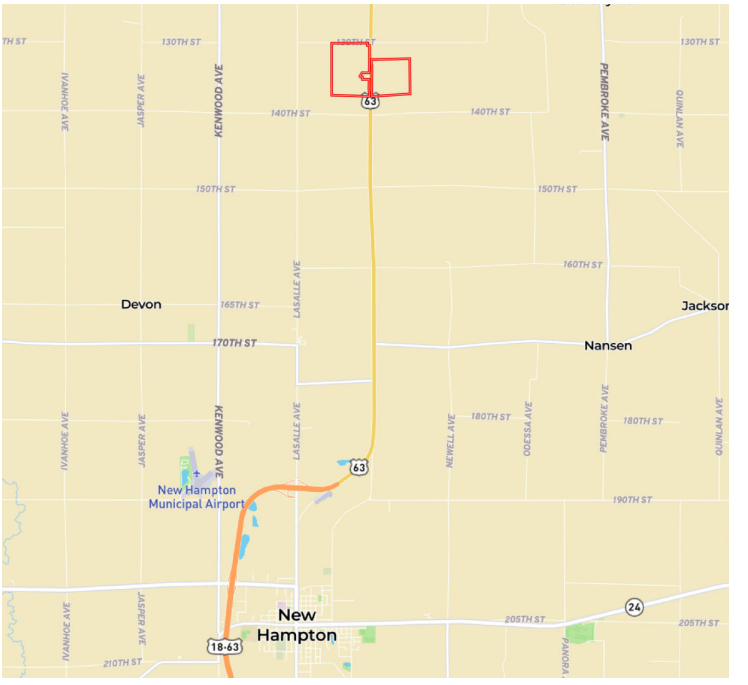
Tract 2:

Crop	Base	Yield
Corn	TBD acres	165 bushels
Soybeans	TBD acres	57 bushels

CRP Information:
Tract 1:
- 0.43 acres with an annual payment of $119.00, expiring 9/30/2035
- 4.70 acres with an annual payment of $958.65, expiring 9/30/2030
- 2.26 acres with an annual payment of $460.94, expiring 9/30/2030

Tract 2:
- 0.28 acres with an annual payment of $77.94, expiring 9/30/2035
- 0.70 acres with an annual payment of $210.00, expiring 9/30/2035
- 2.11 acres with an annual payment of $430.35, expiring 9/30/2030

Location Map



Tract 1:

Aerial Map



Soil Map



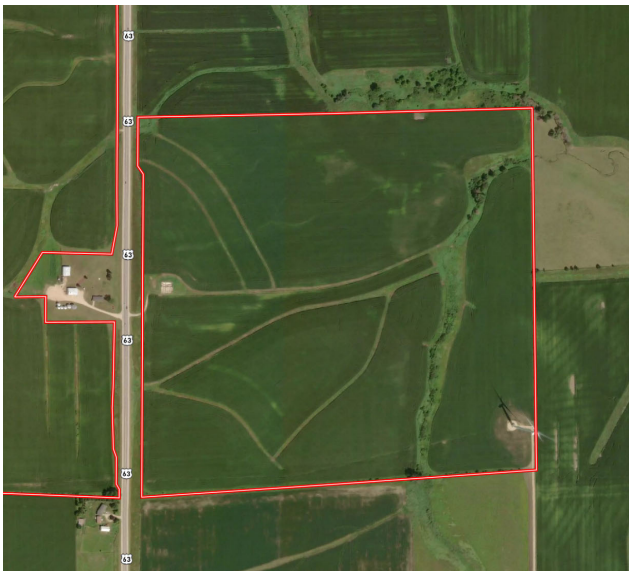
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
84	Clyde clay loam, 0 to 3 percent slopes	48.83	27.52	88.0	0	91	2w
471B	Oran loam, 2 to 5 percent slopes	28.7	16.18	74.0	0	80	1
83C	Kenyon loam, 5 to 9 percent slopes	26.02	14.67	85.0	0	88	3e
83B	Kenyon loam, 2 to 5 percent slopes	16.78	9.46	90.0	0	89	2e
198B	Floyd loam, 1 to 4 percent slopes	13.14	7.41	89.0	0	88	2w
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	11.48	6.47	84.0	0	83	3e
391B	Clyde-Floyd complex, 1 to 4 percent slopes	9.05	5.1	87.0	0	89	2w
399	Readlyn silt loam, 1 to 3 percent slopes	8.51	4.8	91.0	0	80	1
471	Oran loam, 0 to 2 percent slopes	8.14	4.59	79.0	0	81	1
394B	Ostrander loam, 2 to 5 percent slopes	2.5	1.41	88.0	0	78	2e
472	Havana loam, 0 to 2 percent slopes	2.12	1.19	76.0	0	96	2w
783C	Cresco loam, 5 to 9 percent slopes	1.24	0.7	81.0	0	86	3e
797	Jameston silty clay loam, 0 to 2 percent slopes	0.82	0.46	73.0	0	89	2w
284B	Flagler sandy loam, 2 to 5 percent slopes	0.08	0.05	49.0	0	62	3e
TOTALS		177.41(*)	100%	84.7	-	86.58	1.96





Tract 2:

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
797	Jameston silty clay loam, 0 to 2 percent slopes	35.08	28.79	73.0	0	89	2w
783C2	Cresco loam, 5 to 9 percent slopes, moderately eroded	24.47	20.08	78.0	0	81	3e
84	Clyde clay loam, 0 to 3 percent slopes	14.56	11.95	88.0	0	91	2w
798B	Protivin loam, 1 to 4 percent slopes	12.2	10.01	61.0	0	80	2e
83C	Kenyon loam, 5 to 9 percent slopes	9.55	7.84	85.0	0	88	3e
177B	Saude loam, 2 to 5 percent slopes	8.22	6.75	55.0	0	78	2s
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	4.8	3.94	53.0	0	81	2s
177	Saude loam, 0 to 2 percent slopes	3.86	3.17	60.0	0	79	2s
399	Readlyn silt loam, 1 to 3 percent slopes	1.83	1.5	91.0	0	80	1
198B	Floyd loam, 1 to 4 percent slopes	1.76	1.44	89.0	0	88	2w
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	1.47	1.21	70.0	0	77	2w
407B	Schley loam, 1 to 4 percent slopes	1.39	1.14	81.0	0	95	2w
83B	Kenyon loam, 2 to 5 percent slopes	1.37	1.12	90.0	0	89	2e
783B	Cresco loam, 2 to 5 percent slopes	1.28	1.05	73.0	0	76	2e
TOTALS		121.84(*)	100%	73.87	-	84.92	2.26





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 15, 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 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 15, 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.

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: Kenneth Lester Revocable Trust

Auctioneer: Joel Ambrose

License Number: S61482000

Online Simultaneous Bidding Procedure: The online bidding begins on Monday, November 2, 2026, at 8:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Wednesday, November 4, 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.

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