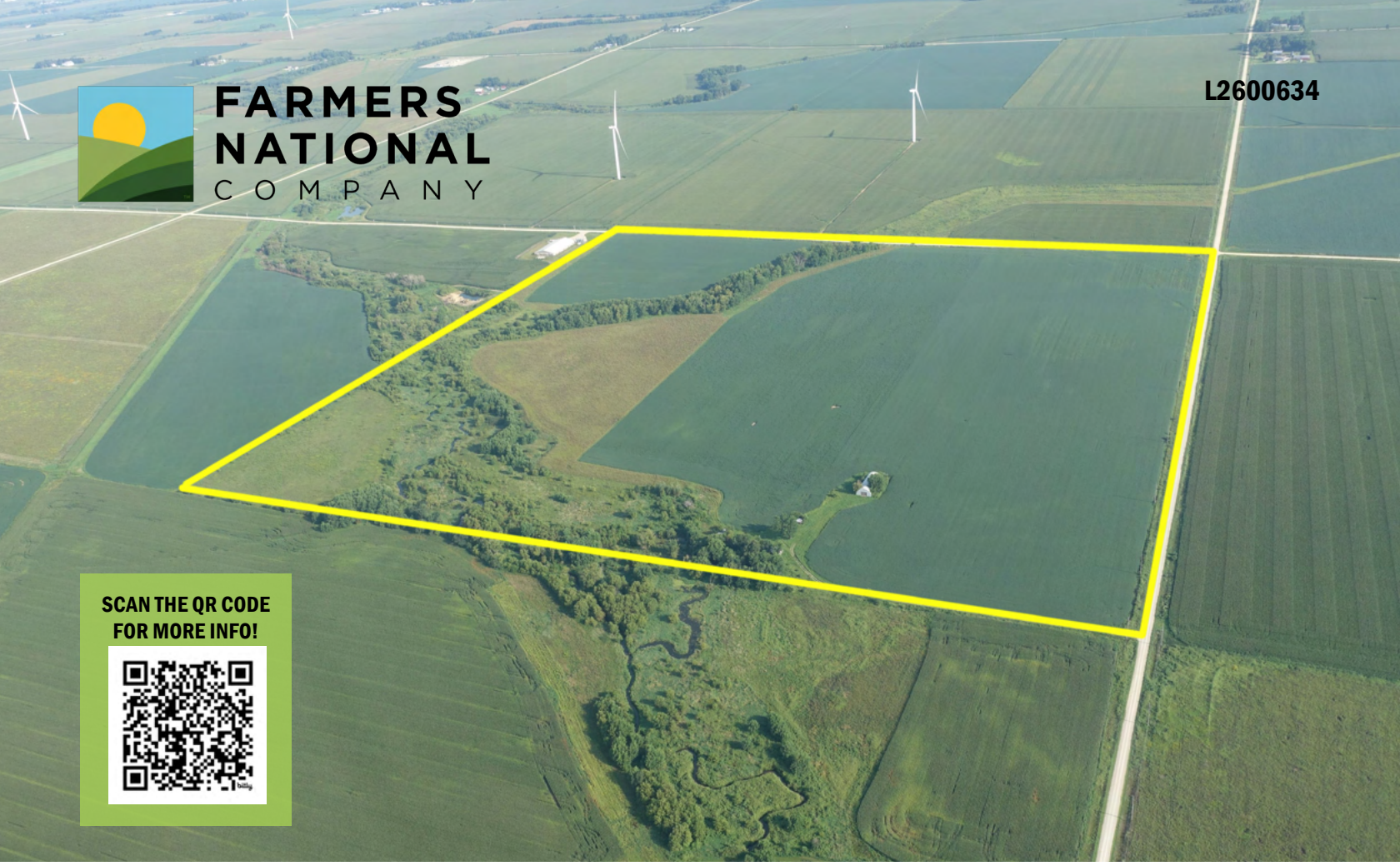
FARMERS NATIONAL COMPANY

L2600634



SCAN THE QR CODE FOR MORE INFO!

LAND AUCTION

SIMULCAST LIVE AND ONLINE

159.03± Acres, Chickasaw County, Iowa

Wednesday, November 18, 2026 | 10:00 AM
Chickasaw Event Center | 301 North Water Avenue, New Hampton, Iowa

Highlights:

- Three separate tracts offered
- Tracts 1 and 2 farmland with good access
- Tract 3 farmland, CRP, and recreational land with building site



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

Bidding starts | Monday, November 16, 2026 at 8:00 AM
Bidding closes | Wednesday, November 18, 2026 at close of the live event.

To register and bid go to: FNCBid.com

Property Information

Directions to Property:
From New Hampton, go west on Highway 18 for 1.5 miles to Jasper Avenue. Turn north and go five miles; farm is on the west side of the road.

Legal Description:
The Northeast Quarter of Section 15, Township 96 North, Range 13 West of the 5th P.M., Chickasaw County, Iowa. Exact legals to be determined.

Property Description:
Something for everyone with three separate tracts. Farmland offered in Tracts 1 and 2; Tract 3 is recreational, CRP, farmland and building site.

Farm Data:
Tract 1:

Cropland	77.15 acres
Other	2.85 acres
Total	80.00 acres

Tract 2:

Cropland	19.13 acres
Other	.87 acres
Total	20.00 acres

Tract3:

Cropland	7.05 acres
Non-crop	26.98 acres
CRP	25.00 acres
Total	59.03 acres

Tract 1 Aerial Map



FSA Information:
Tracts 1, 2 and 3:

	Base Acres	Yield
Corn	TBD	151 bushels
Soybeans	TBD	56 bushels

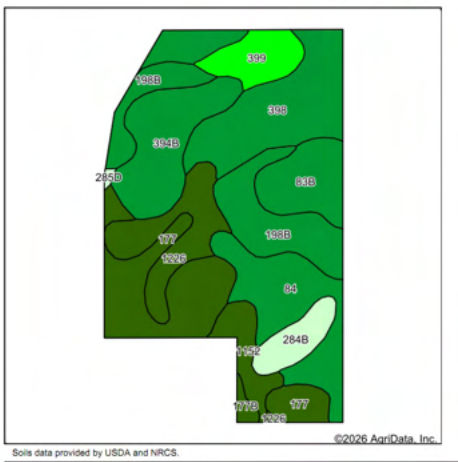
CRP Information:
Tract 3:
8.2 acres with an annual payment of $1,500, expiring 9/30/2039

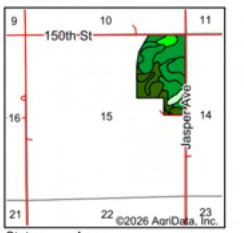
16.8 acres with an annual payment of $3,209.30, expiring 9/30/2030

Improvements:
Tract 3:
100' x 40' machine shed
20' x 24' garage
44' x 24' shed
30' x 30' hay shed

Taxes:
Tracts 1, 2 and 3: $2,075.00

Tract 1 Soil Map





State: Iowa
County: Chickasaw
Location: 15-96N-13W
Township: Washington
Acres: 80
Date: 9/28/2026

FARMERS NATIONAL COMPANY

Maps Provided By surety

Soils data provided by USDA and NRCS.

Area Symbol: IA037, Soil Area Version: 31

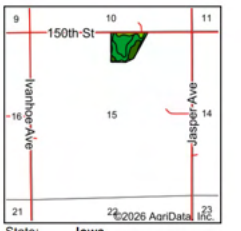
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	*n NCCPI Overall
84	Clyde clay loam, 0 to 3 percent slopes	12.29	15.4%		IIw		88	90
177	Saude loam, 0 to 2 percent slopes	12.02	15.0%		IIs		60	79
398	Tripoli clay loam, 0 to 2 percent slopes	11.89	14.9%		IIw		82	68
198B	Floyd loam, 1 to 4 percent slopes	10.58	13.2%		IIw		89	88
394B	Ostrander loam, 2 to 5 percent slopes	9.30	11.6%		IIe		88	77
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.06	8.8%		IIs		59	83
83B	Kenyon loam, 2 to 5 percent slopes	5.71	7.1%		IIe		90	89
399	Readlyn silt loam, 1 to 3 percent slopes	4.12	5.2%		Iw		91	80
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.14	3.9%		IIw		54	81
284B	Flagler sandy loam, 2 to 5 percent slopes	3.13	3.9%		IIIe		49	62
177B	Saude loam, 2 to 5 percent slopes	0.61	0.8%		IIs		55	77
285D	Burkhardt sandy loam, 5 to 14 percent slopes	0.15	0.2%		VIe	IIIe	5	46
				Weighted Average	2.00	*-	77.5	*n 80.5

Tract 2 Aerial Map



Tract 2 Soil Map





State: Iowa
County: Chickasaw
Location: 15-96N-13W
Township: Washington
Acres: 20
Date: 9/28/2026

Soils data provided by USDA and NRCS.

Area Symbol: IA037, Soil Area Version: 31

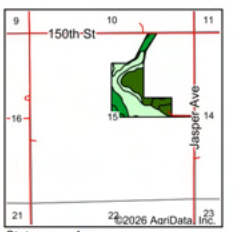
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	*n NCCPI Overall
198B	Floyd loam, 1 to 4 percent slopes	6.80	33.9%		IIw		89	88
83B	Kenyon loam, 2 to 5 percent slopes	6.26	31.3%		IIe		90	89
284	Flagler sandy loam, 0 to 2 percent slopes	2.90	14.5%		IIIs		54	63
471	Oran loam, 0 to 2 percent slopes	2.03	10.2%		Iw		79	80
84	Clyde clay loam, 0 to 3 percent slopes	1.03	5.2%		IIw		88	90
777	Wapsie loam, 0 to 2 percent slopes	0.54	2.7%		IIs		55	67
285D	Burkhardt sandy loam, 5 to 14 percent slopes	0.44	2.2%		VIe	IIIe	5	46
					Weighted Average		2.13	*- 80.4	*n 82.5

Tract 3 Aerial Map



Tract 3 Soil Map





State: Iowa
County: Chickasaw
Location: 15-96N-13W
Township: Washington
Acres: 59.03
Date: 9/28/2026

Soils data provided by USDA and NRCS.

Area Symbol: IA037, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	*n NCCPI Overall
1585	Spillville-Coland complex, 0 to 2 percent slopes, frequently flooded	21.60	36.6%		Vw		22	58
177	Saude loam, 0 to 2 percent slopes	12.26	20.8%		IIs		60	79
84	Clyde clay loam, 0 to 3 percent slopes	8.77	14.9%		IIw		88	90
285D	Burkhardt sandy loam, 5 to 14 percent slopes	6.94	11.8%		VIe	IIIe	5	46
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.63	6.1%		IIw		54	81
177B	Saude loam, 2 to 5 percent slopes	2.80	4.7%		IIs		55	77
407B	Schley loam, 1 to 4 percent slopes	1.94	3.3%		IIw		81	94
198B	Floyd loam, 1 to 4 percent slopes	0.55	0.9%		IIw		89	88
284	Flagler sandy loam, 0 to 2 percent slopes	0.41	0.7%		IIIs		54	63
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.13	0.2%		IIs		59	83
					Weighted Average		3.57	*- 44.1	*n 69.6



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 22, 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 Dillion 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 Dillion Law Trust 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 22, 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 Dillion Law Trust.

Sale Method: The real estate will be offered in three individual tract(s). 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: Bryce Grober and Nicki Veenstra

Auctioneer: Joel Ambrose

License Number: S61482000

Online Simultaneous Bidding Procedure: The online bidding begins on **Monday, November 16, 2026, at 8:00 AM**. Bidding will be simultaneous with the live auction at **10:00 AM on Wednesday, November 18, 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 tracts 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