

PRIME TILLABLE IOWA FARMLAND

— DOUGLAS TWP SAC CO

138.5^{+/-} acres

Contact V. Ross Albert to
obtain a bid packet.

SEALED BIDS DUE: Wednesday,
November 4 | Noon CT via email
to (ralbert@moore-warner.com)

View terms and conditions for details.

Warner & Kolb
Family Farms LLC

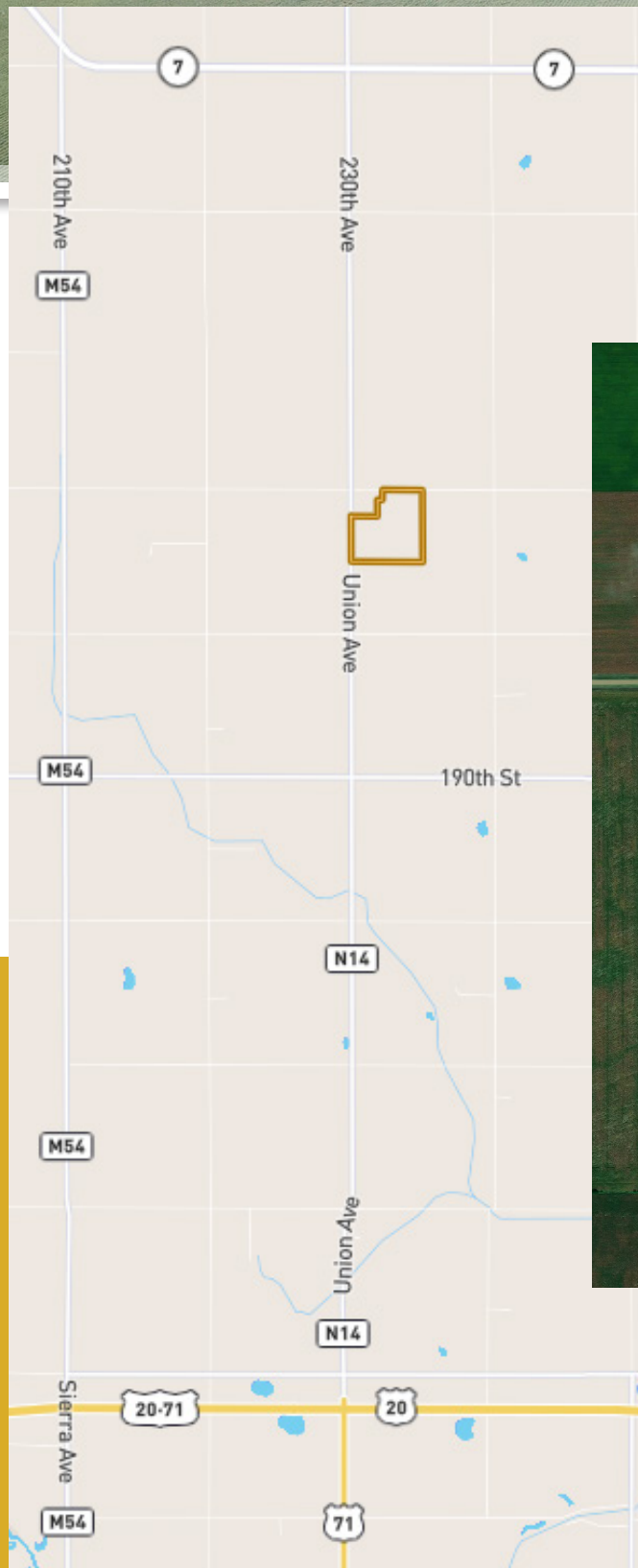
SEALED BID AUCTION



V. Ross Albert, AFM
Farm Manager, Broker
(309) 261-2230
ralbert@moore-warner.com



Moore & Warner
FARM REAL ESTATE, LLC
moore-warner.com



HIGH % TILLABLE



Sac County, Iowa

PROPERTY LOCATION

North Central Iowa, 6 miles southwest of Fonda,
IN near the intersection of 170th Street and Union
Avenue in Douglas Township, SAC County.

PRIME IOWA FARMLAND

Warner & Kolb
Family Farms LLC

SCHOOL DISTRICT

Newell-Fonda Community School District

PROPERTY TYPE

Farm

ANNUAL TAXES

\$5,640

TOPOGRAPHY

Prairie - Gentle Roll

ZONING

Agricultural

LEGAL DESCRIPTION

The northwest quarter (NW1/4) of section eleven (11), township eighty-nine (89) north, range thirty-five (35) west of the 5th p.m., Sac County, Iowa.

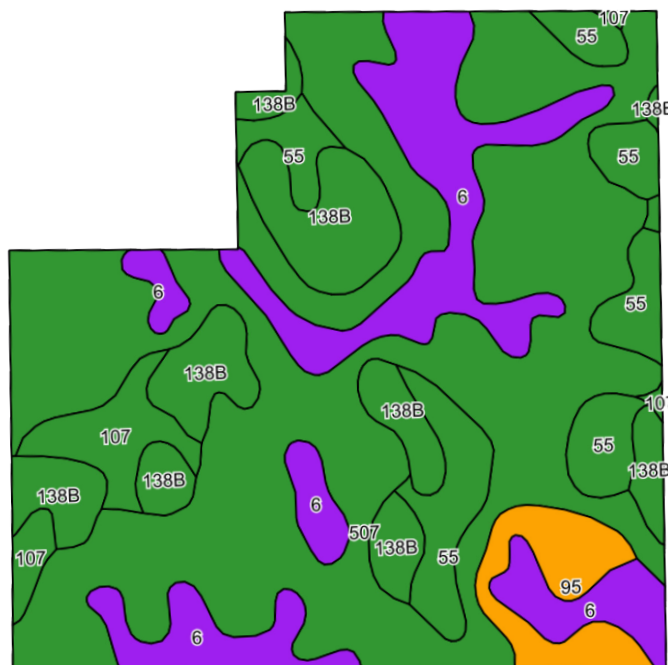
FSA DATA

FSA Cropland Acres: 133.57

**80.5 STRONG
CSR₂ SCORE**

138.5^{+/-} acres

133.57^{+/-} Tillable • 5^{+/-} Non-Tillable



SOIL MAP

CODE	SOIL DESCRIPTION	ACRES	% OF FIELD	LEGEND	CSR2**	CSR	*n NCCPI
507	Canisteo clay loam, 0 to 2 percent slopes	69.01	51.6%		84	75	81
6	Okoboji silty clay loam, 0 to 1 percent slopes	22.88	17.1%		59	55	77
138B	Clarion loam, 2 to 6 percent slopes	17.84	13.4%		89	77	83
55	Nicollet clay loam, 1 to 3 percent slopes	13.19	9.9%		89	85	81
138B	Webster clay loam, 0 to 2 percent slopes	5.34	4.0%		86	80	83
55	Harps clay loam, 0 to 2 percent slopes	5.30	4.0%		72	59	82

**IA has updated the CSR values for each county to CSR2.

WEIGHTED AVERAGE 80.5 72.4 *n 80.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

TERMS AND CONDITIONS

PROCEDURE: The property will be offered as a single tract in a sealed bid format. Bids must be submitted via e-mail on the official bid form which may be obtained from Moore & Warner Farm Real Estate, LLC / Selling Agent. Bids must be submitted to the Selling Agent by 12:00 PM (NOON) CDT on Wednesday November 4th, 2026. The Selling Agent will notify the top 3 bidders by 5:00 p.m. Wednesday November 4th, 2026. The top 3 bidders will be given the opportunity to improve or increase their bids and terms based on feedback from the Selling Agent. The final bids must be submitted to the Selling Agent by 12:00 PM (NOON) CDT on Friday November 7th, 2026. The seller reserves the right to accept or reject any or all bids.

DOWN PAYMENT: A 10% down payment of the total contract purchase price will be due via a wire transfer within 24 hours of the Seller's acceptance of a bid. The balance of the contract purchase price is due in cash at closing. OFFERS AND BIDS CANNOT BE CONDITIONAL UPON FINANCING.

CLOSING: The closing shall take place on or before January 14, 2027.

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant under the existing lease, which expires on December 1st, 2026.

TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

REAL ESTATE TAXES & ASSESSMENTS: Seller shall credit Buyer at closing for 100% of the 2026 calendar year taxes payable in 2027 (and unpaid as of the date of closing), based on the most recent discoverable tax figures. Buyers are responsible for 2027 and all subsequent taxes.

INCOME & LEASE: The Seller will retain all 2026 farm rents. 2027 tenancy and beyond is OPEN.

SURVEY: Selling 138.5 +/- Acres Subject to final survey.

MINERAL RIGHTS: The sale shall include any all-mineral rights owned by the Seller, if any. There are NO renewable energy leases associated with the properties.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, survey, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the final agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Moore & Warner Farm Real Estate, LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Moore & Warner Farm Real Estate, LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Bidder shall assume sole responsibility for timely submission of bids by the deadline, and Seller and Moore & Warner Farm Real Estate, LLC shall bear no liability related to inaccurate, late, or improper bids including failure due to internet connection or delivery service. Potential Buyers understand the sealed bid format for potential Buyers does not constitute an auction and the Seller retains sole and exclusive authority to accept or reject any bids for any reason.

AGENCY DISCLOSURE: Moore & Warner Farm Real Estate, LLC and its representatives are exclusive agents of the Seller and do not represent you or any potential Buyer.

SELLER: Warner & Kolb Family Farms LLC



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Farmland Management
Farmland Investing &
Brokerage Consulting