

Worth County, Iowa



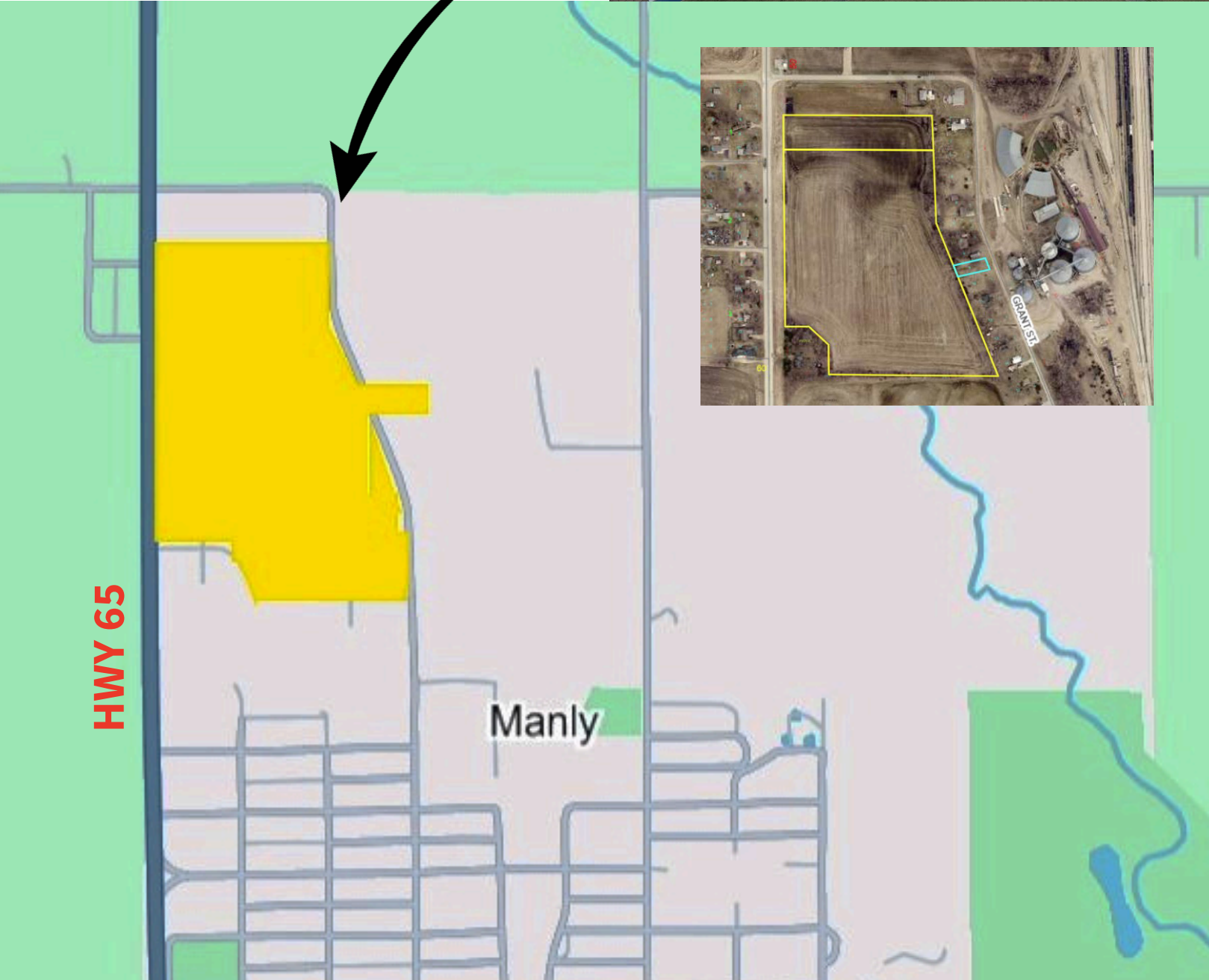
Land & Auction INFORMATION



**Located on the east side of HWY 65 in the City of
Manly, Iowa**

**Frank Fox
Fox Auction Company
5000 11th Street SE, Mason City, IA 50401
frank@foxauctioncompany.com
(641) 420-3243**

FoxAuctionCompany.com



Auction Information

Timed Online Bidding

Auction ends: March 12, 2026 at 10:30 AM

Sellers:

LH Moore Farms, LLC

Closing Attorney:

Gerald Stambaugh
Laird Law Firm
11 4th Street NE
Mason City, IA 50401
(641) 423-5154

Auctioneer:

Frank A. Fox
Fox Auction Company
5000 11th Street SE
Mason City, IA 50401
(641) 420-3243
frank@FoxAuctionCompany.com

Method of Sale

1. This is an online-only auction.
2. Bidding will begin to close on March 12, 2026 at 10:30 AM.
3. When a bid is placed in the final 2 minutes, bidding will be extended an additional 2 minutes.
4. The sale price will be by "lump sum" meaning the bid price is for the entire farm and NOT per acre.

Special Provisions

- 1) Closing will occur approximately 30 days after clear title has been received.
- 2) This sale is not subject to financing.
- 3) The buyer will get outright possession for the 2026 growing season. The 2025 lease has been terminated.
- 4) Sale price is **NOT** subject to the outcome of a survey, whether existing or new.
- 5) A 10% deposit (non-refundable) is due at the time of signing the purchase agreement.
- 6) All lines, drawings, boundaries, dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and

review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.

7) The boundaries of the property being sold are assumed to coincide with the existing fences and right-of-way lines. The sellers do not guarantee or warrant the occupation lines coincide with the survey lines.

8) The seller will provide an abstract at the seller's expense.

9) The cropland had been enrolled in the ARC/PLC program.

10) Real estate taxes will be pro-rated to the date of closing. Unpaid special assessments (if applicable) to be paid by the seller.

11) If a buyer wants to get on the property prior to the closing for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** If the buyer wants to perform any fall fieldwork before closing, that will also be at the buyer's risk. The buyer will be required to execute an early possession agreement if fieldwork and improvements (such as tree//brush and fence removal and drainage tile installation) will be started prior to closing.

12) The real estate may be acquired or sold as replacement property as part of a tax-deferred exchange as defined in Internal Revenue Code Section 1031.

13) The buyer(s) must assume any CRP contracts, if any, or otherwise be responsible for any termination penalties as a result of improper maintenance practices and/or deciding to remove the land from the CRP. The CRP annual income will be prorated to the date of closing.

14) The gross and net acres given were determined by information deemed reliable. Fox Auction Company, the closing agent and the sellers do not guarantee accuracy,

15) This information has been gathered from reliable sources but Fox Auction Company, the closing agent, and the sellers do not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.

16) This property is being sold "AS IS." The property is being sold subject to any easements, including road, drainage, utility or other easements of record or pending. The sellers do not warrant or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.

17) Fox Auction Company and the closing agent represent the Sellers.

LAND INFORMATION

SIZE – 20.0 +/- Gross Acres, 19.5 +/- Tillable Acres

LEGAL DESCRIPTION – On the east side of HWY 65 all within the City of Manly, Worth County, Iowa, and described as follows: Part of Section 21 of Lincoln Township and Lot 9 of Manly North Grant Street Addition in the City of Manly, Worth County, Iowa.



LOCATION / ADDRESS – 850 North Grant Street, Manly, Iowa

REAL ESTATE TAXES – \$554.00 per year

TILLABLE ACRES – 19.5

CSR2 AVE – 75.3

ZONING – This tract is zoned agricultural.

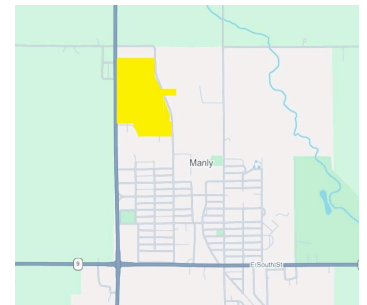
HEL – Form 156EZ shows all acres as NHEL.

DRAINAGE – No tiling information provided.

WETLANDS – Wetland determination not complete

MINERAL RIGHTS – None of the mineral rights have been sold off.

POSSESSION – Buyers will have outright possession for the 2026 growing season





Abbreviated 156 Farm Record

Operator Name : L H MOORE FARMS LLC
 CRP Contract Number(s) : None
 Recon ID : 19-195-2009-51
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
20.17	19.58	19.58	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	19.58		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	14.62	0.00	164	0
Soybeans	4.88	0.00	51	
TOTAL	19.50	0.00		

NOTES

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Tract Number : 1828

Description : H9 NE 21 LINCOLN
 FSA Physical Location : IOWA/WORTH
 ANSI Physical Location : IOWA/WORTH
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : L H MOORE FARMS LLC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
18.13	17.54	17.54	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 1828 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	17.54	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	13.10	0.00	164
Soybeans	4.37	0.00	51
TOTAL	17.47	0.00	

NOTES

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Tract Number : 1829

Description : H9 NE 21 LINCOLN
 FSA Physical Location : IOWA/WORTH
 ANSI Physical Location : IOWA/WORTH
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : L H MOORE FARMS LLC
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
2.04	2.04	2.04	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	2.04	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	1.52	0.00	164
Soybeans	0.51	0.00	51
TOTAL	2.03	0.00	

NOTES

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IOWA
WORTH
Form: FSA-156EZ



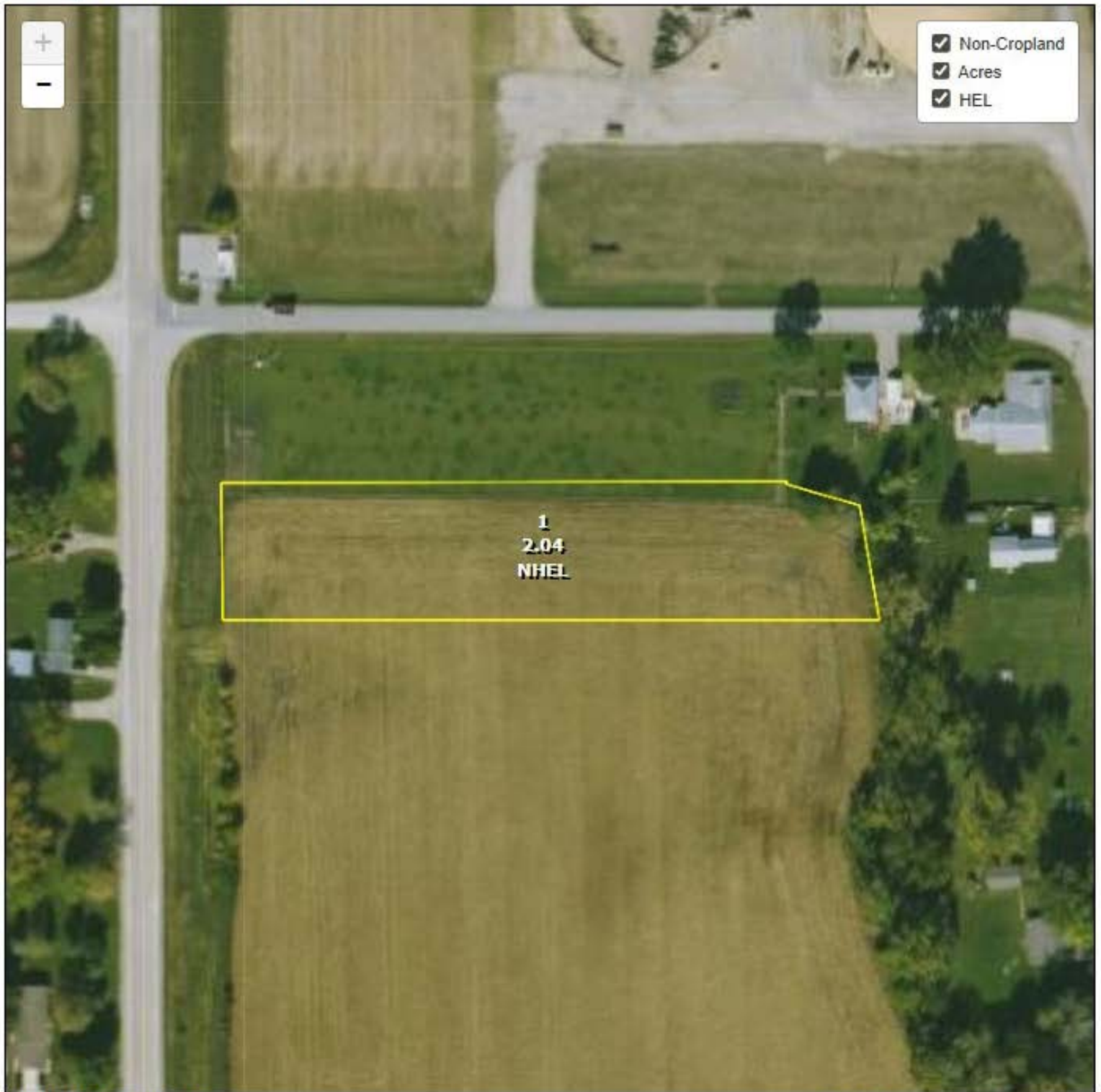
FARM : 6098
Prepared : 11/28/25 3:13 PM CST
Crop Year : 2025

Abbreviated 156 Farm Record

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Common Land Unit
 Cropland
 Non-cropland
 CRP

2026 Crop Year

Farm **6098**
 Tract **1829**

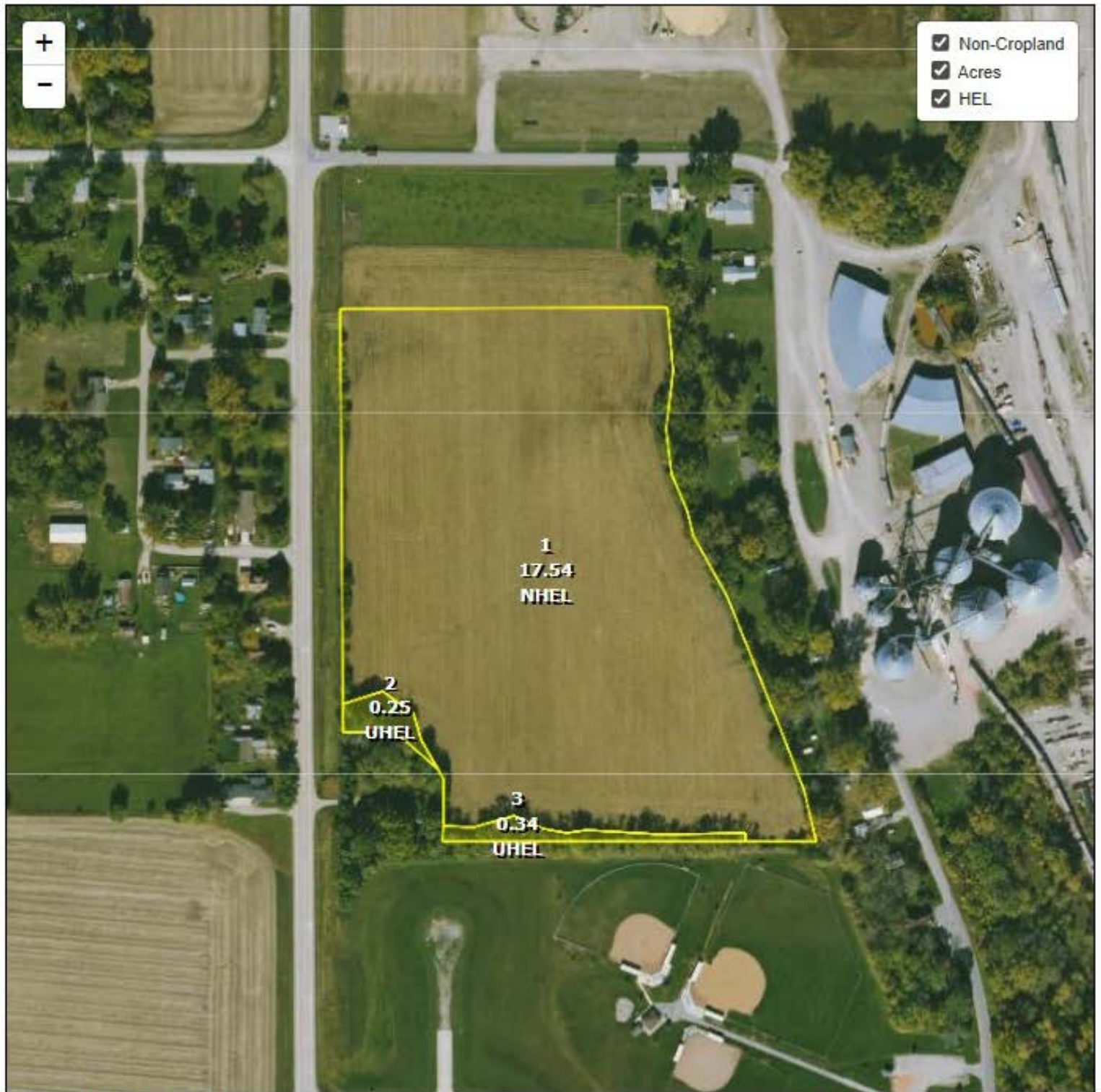
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 2 of 2

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



- Non-Cropland
- Acres
- HEL

Common Land Unit
 Cropland
 Non-cropland
 CRP

2026 Crop Year

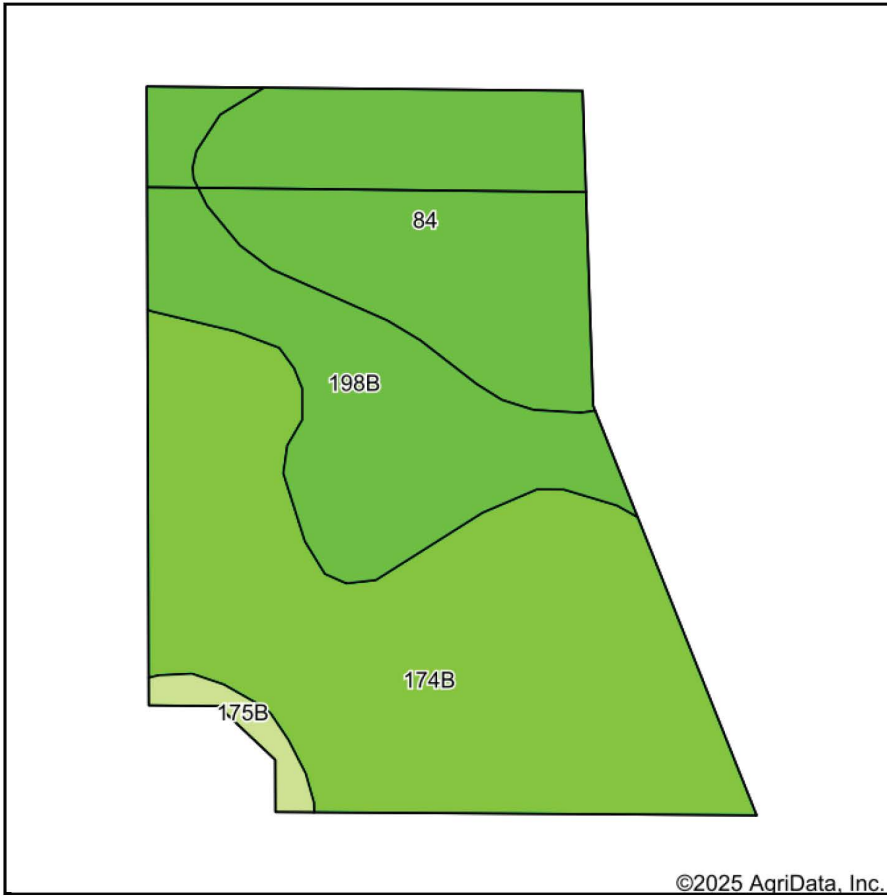
Farm **6098**
 Tract **1828**

- Wetland Determination Identifiers**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

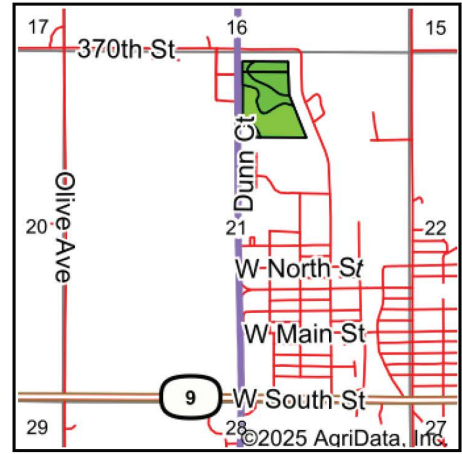


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LH Moore (Manly) Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Worth**
 Location: **21-98N-20W**
 Township: **Lincoln**
 Acres: **19.67**
 Date: **10/20/2025**



Area Symbol: IA195, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Soybeans	
174B	Bolan loam, 2 to 5 percent slopes	9.60	48.9%		Ils	63	7.4	4.4	158	2.8	63	4.7	46	53	
84	Clyde silty clay loam, 0 to 3 percent slopes	5.28	26.8%		IIw	88								85	
198B	Floyd loam, 1 to 4 percent slopes	4.43	22.5%		IIw	89								88	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.36	1.8%		IIIe	50								36	
Weighted Average						2.02	75.3	3.6	2.1	77.1	1.4	30.7	2.3	22.5	*n 69.2

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

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

City Water Line

W Woodrow St

Orch

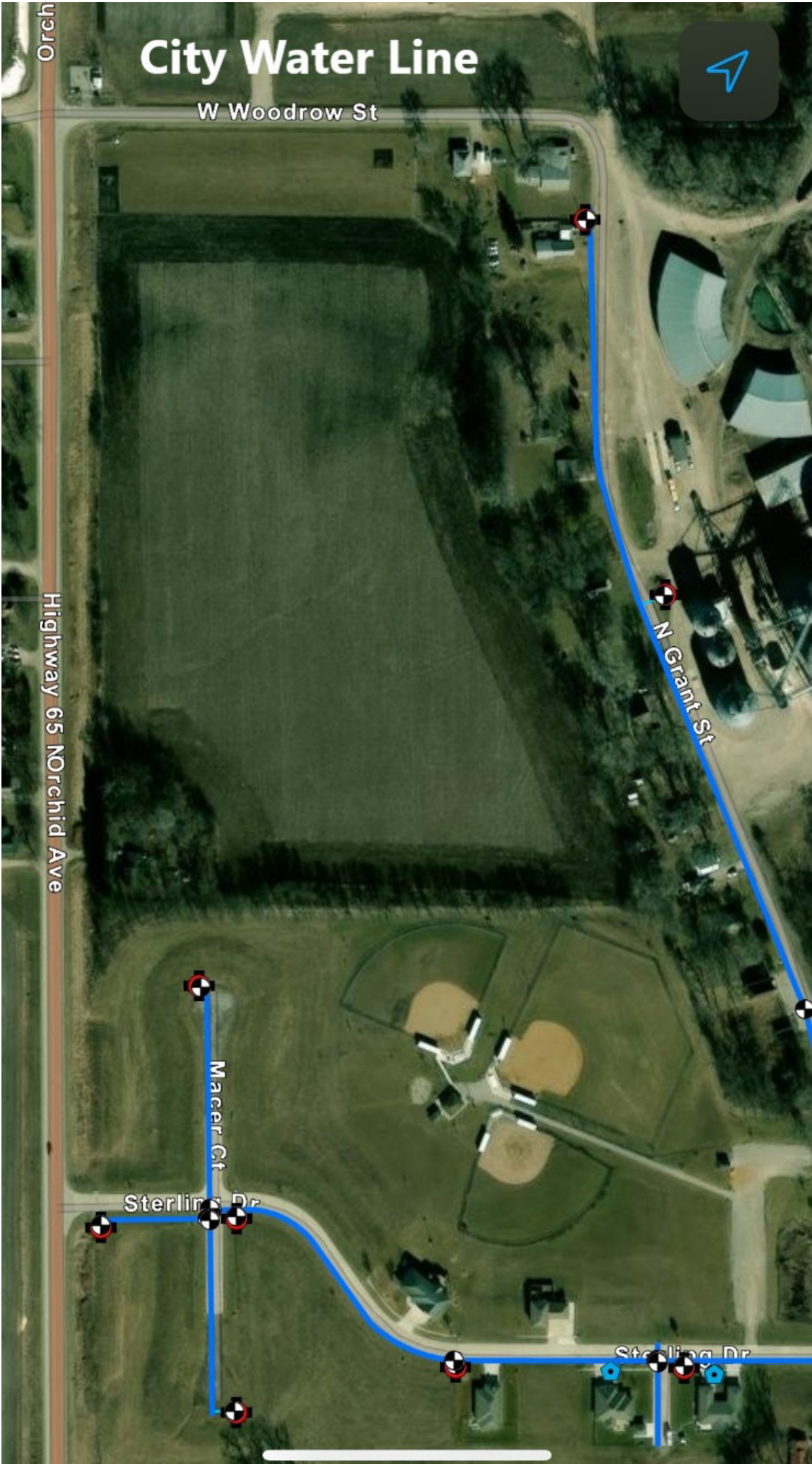
Highway 65 NORchid Ave

N Grant St

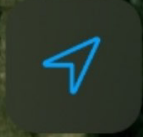
Macer Ct

Sterling Dr

Sterling Dr



City Sewer Line



Orchid Ave

W Woodrow St

Orchid Ave

Sterlin

W. C. Miller Ct



Evidence of Tile

