

Floyd County

**136
Acres**

**LAND
AUCTION**



Land & Auction Information



Frank Fox

(641) 420-3243

November 18, 2026 @ 10:30 AM

**Muse-Norris Conference Center
500 College Drive,
Mason City, IA**

AUCTION INFORMATION

Live Auction with Simulcast Online Bidding

Date: November 18, 2026

Time: 10:30 AM

Place: Muse-Norris Conference Center, 500 College Drive, Mason City, IA 50401

Seller:

CVS Farms, LLC

Closing Attorney:

John P. Lander

Auctioneer:

Frank A. Fox

Fox Auction Company

5000 11th Street SE

Mason City, IA 50401

(641) 420-3243

frank@FoxAuctionCompany.com

METHOD OF SALE:

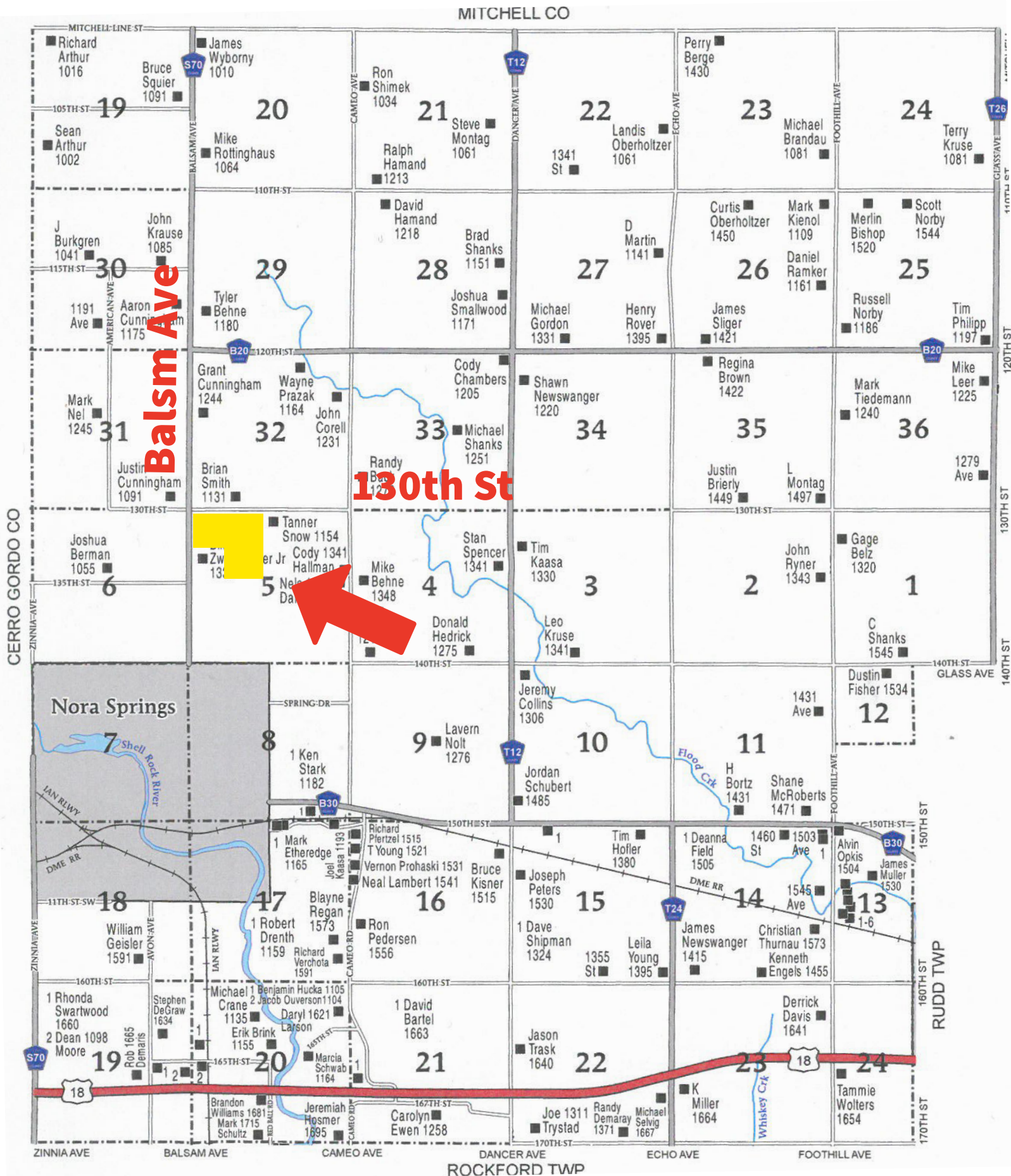
This is a live auction with simulcast online bidding. The live auction will begin ***on Wednesday, November 18, 2026 at 10:30 a.m at the Muse-Norris Conference Center, 500 College Drive, Mason City, Iowa.*** The sale price will be arrived at by multiplying the bid per acre times the multiplier of 136.46.

SPECIAL PROVISIONS:

1. Closing will occur on or after January 13, 2027.
2. This sale is not subject to financing.
3. The buyer will get outright possession for the 2027 growing season. The 2026 lease has been terminated.
4. The sale price is not subject to a survey.
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. Any surveying expenses, except as provided for in provision #4, will be at the buyer's expense. The sellers do not guarantee or warrant that the occupation lines coincide with the survey lines.
8. Buyer states that they have inspected the real estate and accept the real estate "AS IS" and "WITH ALL FAULTS." Seller has no obligation to make improvements or to remove any materials now on site.
9. The seller will provide an abstract at the seller's expense.
10. The cropland has been enrolled in the ARC/PLC program for the 2026 growing season. It will be the buyer's responsibility to provide the FSA office in their control County a copy of the recorded deed to authorize the FSA to assign the program contract, allotted bases, and existing CRP contracts to the buyers.
11. Real estate taxes will be pro-rated to the date of closing. Unpaid special assessments (if applicable) to be paid by the seller.
12. 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.
13. 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.
14. 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.
15. The sale price will be arrived at by using a multiplier determined by information deemed reliable. Fox Auction Company, the closing agent/attorney, and the seller do not guarantee accuracy,
16. This information has been gathered from reliable sources, but Fox Auction Company, the closing agent/attorney, and the seller 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.
17. 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 seller does 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.
18. Fox Auction Company, auctioneer, and John P. Lander, closing attorney, are representatives of the seller.





SIZE – 136.46+/- Gross Acres

LOCATION - In the NW quarter of Section 5, Rock Grove Township, Floyd County, Iowa. This farm is located approximately 1 mile north of Nora Springs, Iowa at the corner of 130th Street and Balsam Avenue.

REAL ESTATE TAXES – \$4,514.00

TILLABLE ACRES – 130.08 +/- acres

CSR2 AVE. – 88.3

CRP ACRES – None

TILE: Tile maps are attached.

HEL –Form 156EZ shows all acres as NHEL.

WETLAND STATUS – Contains no wetland.

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

POSSESSION - Buyers will have outright possession for the 2027 growing season

IOWA
FLOYD

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4516

Prepared : 10/7/26 8:40 AM CST

Crop Year : 2027

Operator Name : WILLIAM L ROBINSON
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
131.42	130.08	130.08	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	130.08	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	130.08	0.00	163	0

TOTAL 130.08 0.00

NOTES

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Tract Number : 9927

Description : 5-96-18 Rock Grove
FSA Physical Location : IOWA/FLOYD
ANSI Physical Location : IOWA/FLOYD
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : CVS FARMS LLC
Other Producers : DEBRA J ROBINSON
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
131.42	130.08	130.08	0.00	0.00	0.00	0.00	0.0

IOWA
FLOYD
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4516
Prepared : 10/7/26 8:40 AM CST
Crop Year : 2027

Tract 9927 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	130.08	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	130.08	0.00	163

TOTAL 130.08 0.00

NOTES

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.

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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.



United States
Department of
Agriculture

Floyd County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Wetland Determination Identifiers
- Iowa Roads
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 130.08 acres

2026 Program Year

Map Created February 26, 2026

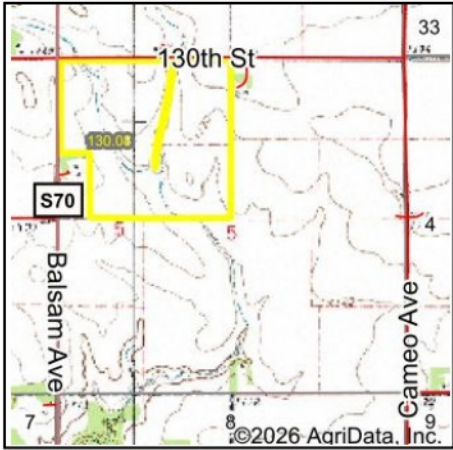
Farm 4516

Tract 9927

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USDA is an equal opportunity provider, employer, and lender.

CVS Wetlands Map

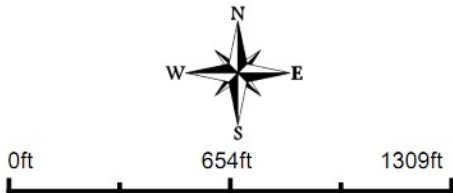


State: Iowa
Location: 5-96N-18W
County: Floyd
Township: Rock Grove
Date: 10/2/2026



Maps Provided By

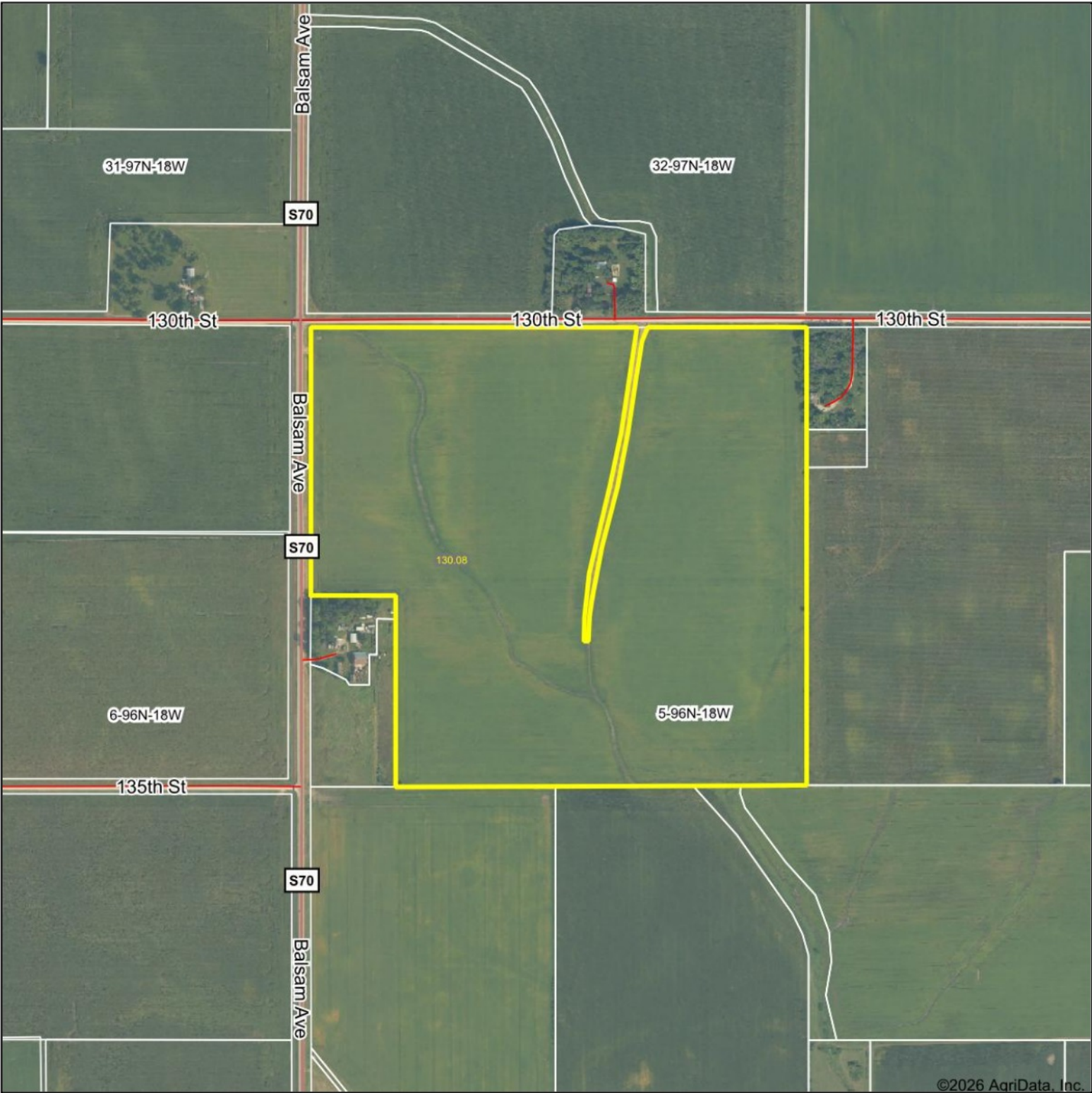
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Classification Code	Type	Acres
R4SBC	Riverine	2.21
	Total Acres	2.21

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

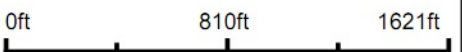
Aerial Map



©2026 AgriData, Inc.



Boundary Center: 43° 9' 57.1, -92° 59' 58.15



5-96N-18W
Floyd County
Iowa

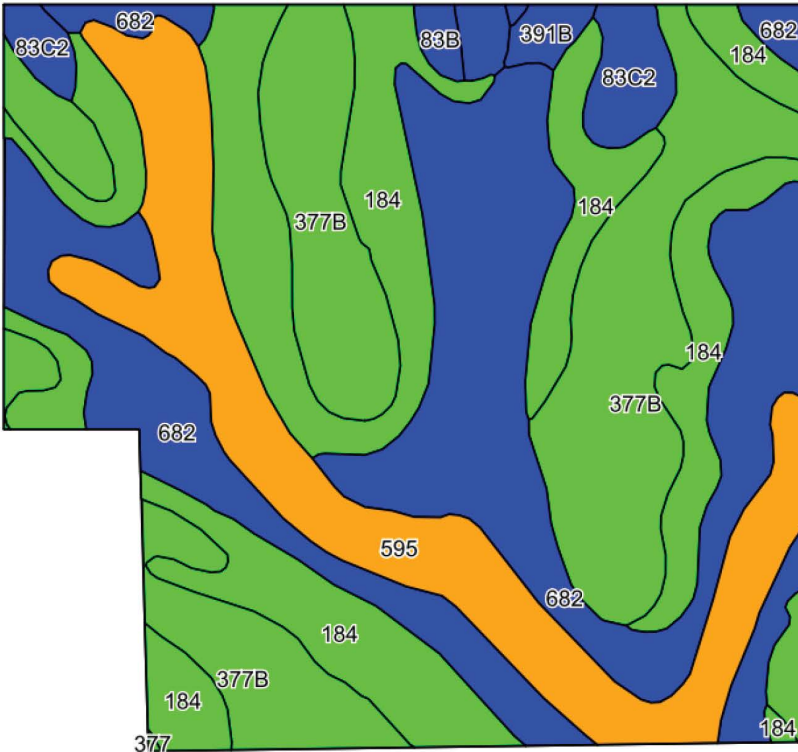


Maps Provided By:
surety
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10/2/2026

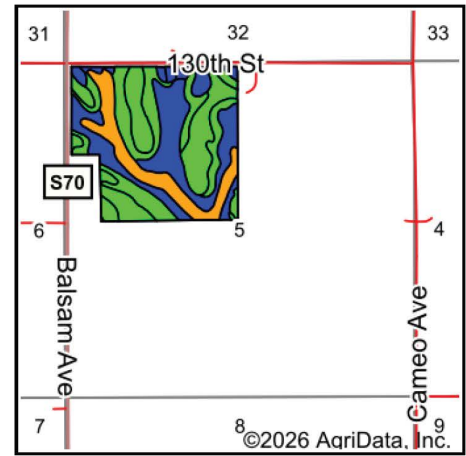
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Floyd**
 Location: **5-96N-18W**
 Township: **Rock Grove**
 Acres: **125.36**
 Date: **9/30/2026**

FOX
 Auction Company

Maps Provided By:
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Area Symbol: IA067, Soil Area Version: 31

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
682	Maxfield silt loam, 0 to 2 percent slopes	36.17	28.9%		IIw	83								67
184	Klinger silty clay loam, 1 to 4 percent slopes	33.28	26.5%		Iw	95								83
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	30.69	24.5%		Ile	94								75
595	Harpster silty clay loam, 0 to 2 percent slopes	19.49	15.5%		IIw	78								84
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	4.11	3.3%		IIle	84	10.6	6.3	212	3.7	88	6.2	61	65

Soils data provided by USDA and NRCS.

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
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.91	0.7%		IIw	87								86
83B	Kenyon loam, 2 to 5 percent slopes	0.71	0.6%		Ile	90								77
Weighted Average					1.77	88.2	0.3	0.2	7	0.1	2.9	0.2	2	*n 76

**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

Steidl

North



Customer: Grant Cunningham

Location: Rock Grove 5

Scale: 1000 feet

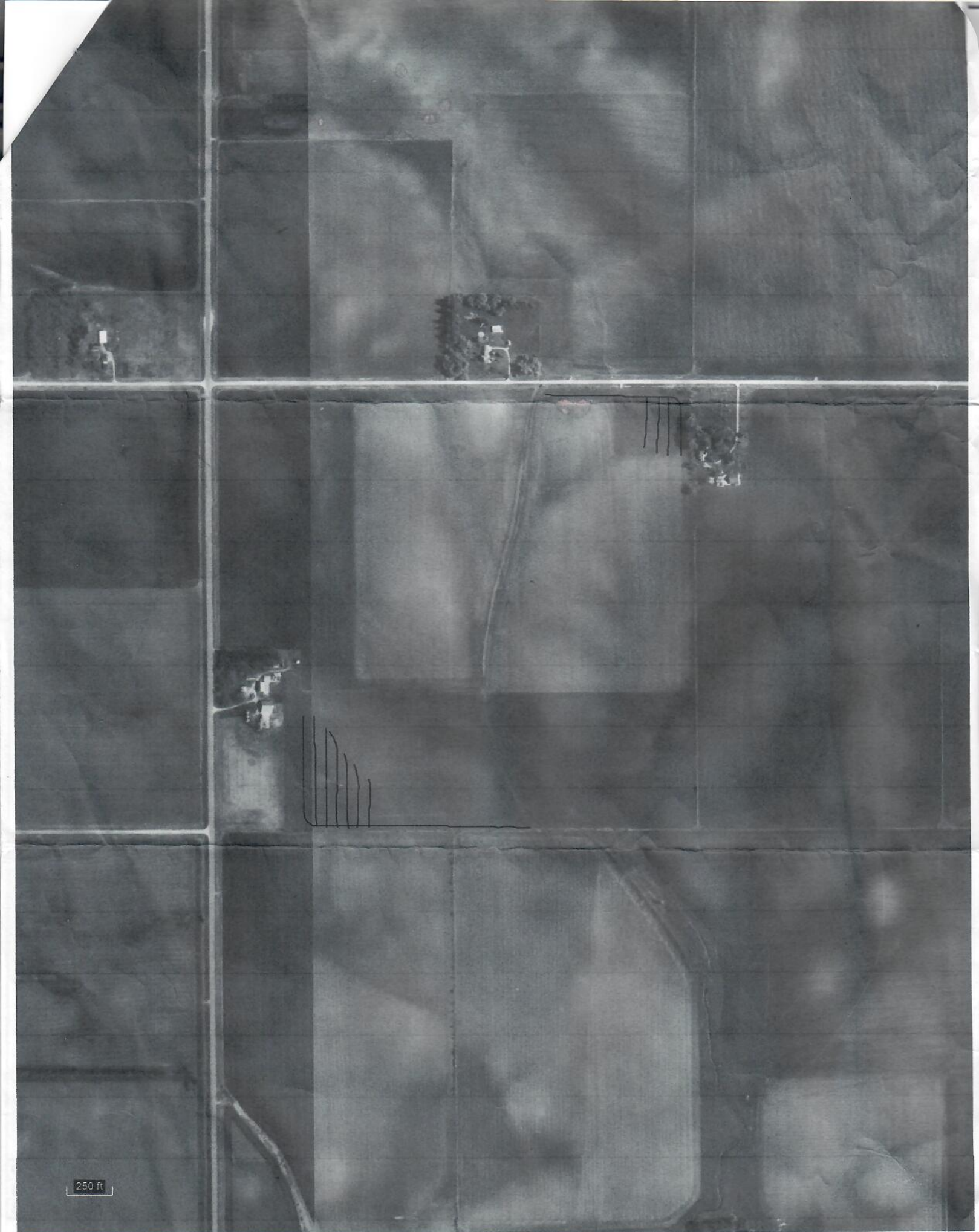
Spacing:

Date: 11-07-2010

4": 5207 ft

5": 1190 ft

Iowa Drainage, Inc---Jim Blood



250 ft

LOCATION PLAN OF TILE SYSTEM

N

81D 81F 7, I, C

Scale

10" _____ 12" _____ Larger _____

IOWA DRAINAGE, INC. SHEFFIELD, IOWA 50475
Jim Blood — Telephone 515-892-4252

Stedler file

L. C. HELD CONTRACTOR

DRAINAGE

SEWERS

EXCAVATING

BULL DOZING

SURVEYING

HOME CONTRACTING

PHONE 148-R2

NORA SPRINGS, IOWA

