

**Floyd County**

**Live w/ Simulcast  
Online Bidding**

**159+/-**

**Acre FARMLAND**

**AUCTION**

**Feb**

**12th**

**10:30 AM**

**Place: Sacred Heart Catholic Church,  
1209 State Street, Osage, IA**

**Farmland & Auction  
Information**

**NO  
BUYER'S  
PREMIUM**

**FOX  
AUCTION  
COMPANY**

**Sacred Heart Catholic Church, Sellers  
Aaron Murphy, Closing Attorney  
Frank Fox, Auctioneer**

## **AUCTION INFORMATION**

### ***Live Auction with Simulcast Online Bidding***

Date: February 12, 2026

Time: 10:30 AM

Place: Sacred Heart Catholic Church, 1209 State Street, Osage, IA

Seller:

Sacred Heart Catholic Church

Closing Attorney:

Aaron Murphy

Walk, Prichard, Barsele & Murphy, PC

(641) 732-3796

Auctioneer:

Frank A. Fox

Fox Auction Company

5000 11th Street SE

Mason City, IA 50401

(641) 420-3243

[frank@FoxAuctionCompany.com](mailto:frank@FoxAuctionCompany.com)

## **METHOD OF SALE:**

This is a live auction with simulcast online bidding. Bidding will begin ***on Thursday, February 12, 2026 at 10:30 a.m at Sacred Heart Catholic Church, 1203 State Street, Osage, IA.*** Tract 1 and Tract 2 will be sold on a per-tillable acre basis and will be offered through the ***BUYER'S CHOICE METHOD.*** This method allows the highest bidder to choose, in any order, one or more tracts for their winning bid. The sale price will be the highest bid times the tillable acre multiplier of the chosen tract(s).

Tract #1– Bid times the multiplier of 79.48 (see No. 3)

Tract # 2 - Bid times the multiplier of 79.45 (see No. 3)

1. This is a live auction with simulcast online bidding.
2. Bidding will begin at 10:30 am on February 12, 2026
3. The exact tillable/multiplier used for the final sale price will be arrived at by a certified land survey completed after the auction.

Go to [FoxAuctionCompany.com](http://FoxAuctionCompany.com) to view auction details, land documents, maps, videos, photos and more.

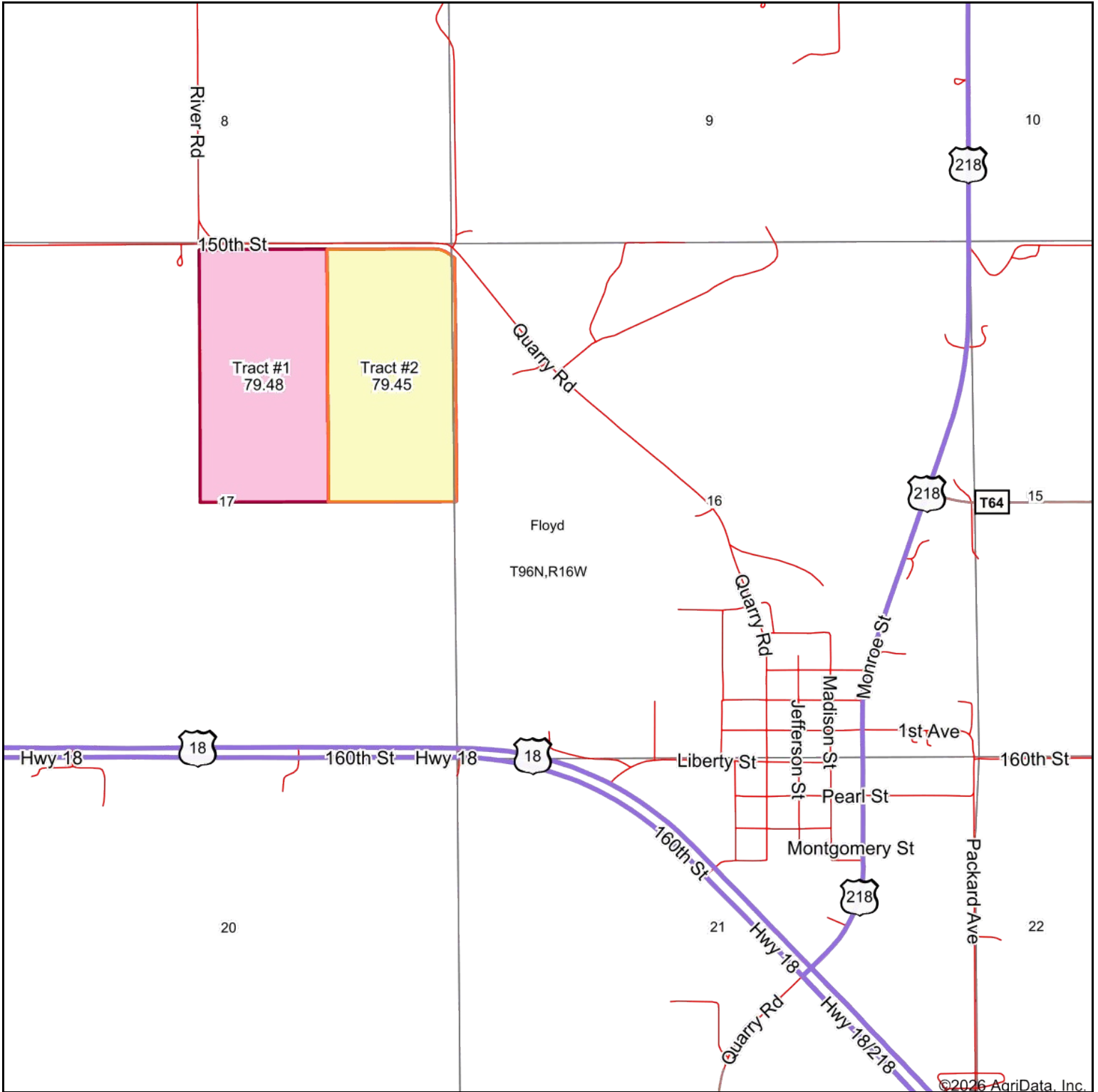
## **SPECIAL PROVISIONS**

1. Closing will occur on or about April 1, 2026.
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 subject to the outcome of the 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. A certified land survey will be conducted after the auction. The seller does not guarantee or warrant the occupation lines coincide with the survey lines.
8. Buyer state 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 not 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 and allotted bases to the buyer.
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 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 sale price will be arrived at by using a multiplier determined by information deemed reliable. Fox Auction Company, the closing agent and the seller does 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.

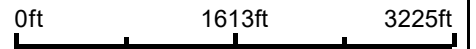
16. This property is being sold "AS IS." The property is being sold subject to any easements, including road, drainage, utility or other easements of record or pending. The seller does not warrant or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.
17. Fox Auction Company and the closing agent represent the seller.

# Overview Map



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Map Center: 43° 7' 59.39, -92° 44' 55.35



1/8/2026



Maps Provided By:  
  
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## **Tract 1**

SIZE – 79.48 +/- Acres\*

LEGAL DESCRIPTION – The West ½ of the Northeast ¼ of Section 17 in Floyd Township, Floyd County, Iowa.



LOCATION / ADDRESS - This tract is located just south of 150th Street and is approximately 1 mile northwest from the City of Floyd

REAL ESTATE TAXES – Property tax will be calculated based on the survey that will be conducted after the sale\*. Property tax on **both tract 1 and tract 2** combined are currently \$3,804.00 per year.

TILLABLE ACRES - 79.48\*

CSR2 AVE. – 92.8

CRP ACRES – None

HEL – Form 156EZ shows all acres as NHEL.

WETLAND STATUS – Wetland determination is not completed.

DRAINAGE – See attached tile map.

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

POSSESSION - The buyer will get outright possession for the 2026 growing season. The 2025 lease has been terminated

\* A survey will be completed after the auction. The surveyed tillable acres will be used to calculate the final sale price.

Go to [FoxAuctionCompany.com](https://www.FoxAuctionCompany.com) to view auction details, land documents, maps, videos, photos and more.

## **Tract 2**

SIZE – 79.45 +/- Acres\*

LEGAL DESCRIPTION –The East ½ of the Northeast ¼ of Section 17 in Floyd Township, Floyd County, Iowa.

LOCATION / ADDRESS - This tract is located just south of 150th Street and is approximately 1 mile northwest from the City of Floyd



REAL ESTATE TAXES – Property tax will be calculated based on the survey that will be conducted after the sale\*. Property tax on **both tract 1 and tract 2** combined are currently \$3,804.00 per year.

TILLABLE ACRES – 79.45\*

CSR2 AVE. – 86.9

CRP ACRES – None

HEL – Form 156EZ shows all acres as NHEL.

WETLAND STATUS – Wetland determination is not completed.

DRAINAGE – See attached tile map.

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

POSSESSION - The buyer will get outright possession for the 2026 growing season. The 2025 lease has been terminated

\* A survey will be completed after the auction. The surveyed tillable acres will be used to calculate the final sale price.

Go to [FoxAuctionCompany.com](https://www.FoxAuctionCompany.com) to view auction details, land documents, maps, videos, photos and more.

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

**Abbreviated 156 Farm Record**

**Operator Name** : BALSLEY FAMILY FARMS LLC  
**CRP Contract Number(s)** : None  
**Recon ID** : 19-067-2023-60  
**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
158.93	158.93	158.93	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	158.93	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	101.56	0.00	165	0
Soybeans	57.30	0.00	47	
<b>TOTAL</b>	<b>158.86</b>	<b>0.00</b>		

**NOTES**

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**Tract Number** : 12910

**Description** : 17-96-16 Floyd  
**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** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : SACRED HEART CATHOLIC CHURCH  
**Other Producers** : None  
**Recon ID** : 19-067-2023-59

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.93	158.93	158.93	0.00	0.00	0.00	0.00	0.0

**Abbreviated 156 Farm Record**

**Tract 12910 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	158.93	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	101.56	0.00	165
Soybeans	57.30	0.00	47
<b>TOTAL</b>	<b>158.86</b>	<b>0.00</b>	

**NOTES**

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*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 State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). 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](mailto: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
- Tract Boundary
- Iowa Roads

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

**Tract Cropland Total: 158.93 acres**

**2025 Program Year**

Map Created April 15, 2025

**Farm 8692**  
**Tract 12910**

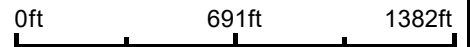
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USDA is an equal opportunity provider, employer, and lender.

# Aerial Map



Map Center: 43° 8' 17.03, -92° 45' 25.01



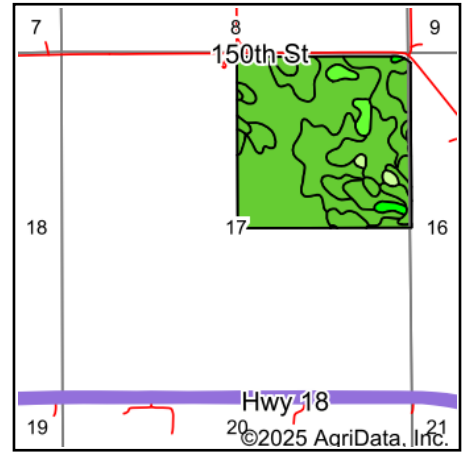
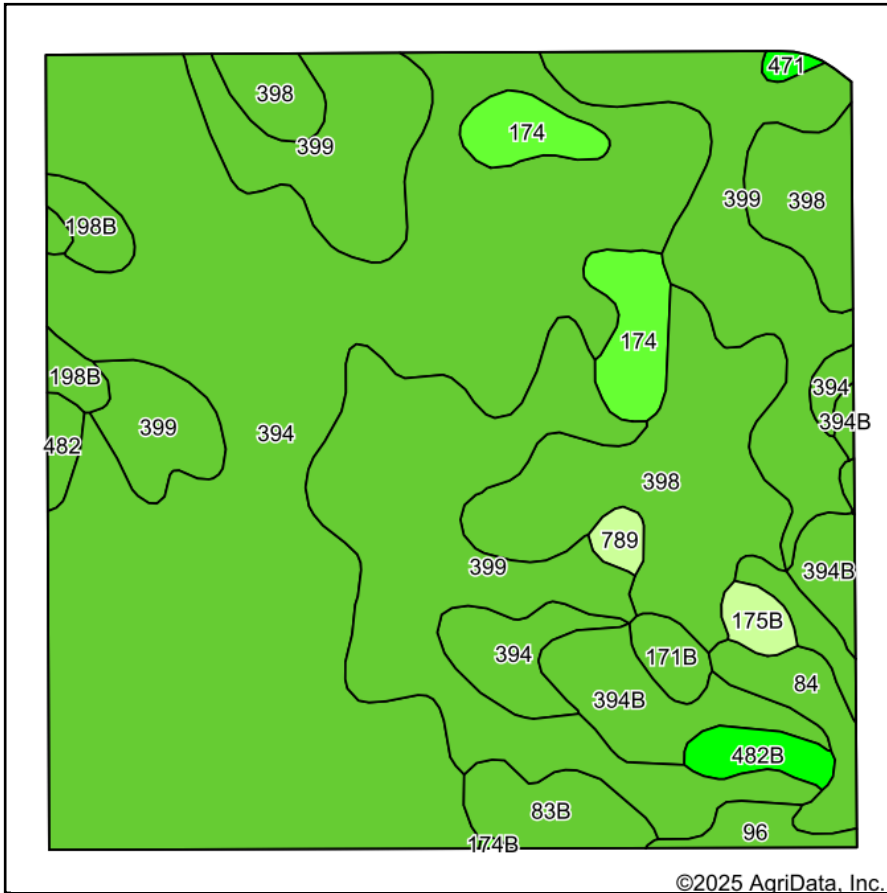
**17-96N-16W**  
**Floyd County**  
**Iowa**



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1/8/2026

# Sacred Heart Church Soils Map



State: **Iowa**  
 County: **Floyd**  
 Location: **17-96N-16W**  
 Township: **Floyd**  
 Acres: **159.68**  
 Date: **11/20/2025**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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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
394	Ostrander loam, 0 to 2 percent slopes	72.27	45.3%		Is	94								70
399	Readlyn silt loam, 1 to 3 percent slopes	42.24	26.5%		Iw	91								68
398	Tripoli clay loam, 0 to 2 percent slopes	18.07	11.3%		Ilw	82								63
394B	Ostrander loam, 2 to 5 percent slopes	6.10	3.8%		Ile	88								68
174	Bolan loam, 0 to 2 percent slopes	4.61	2.9%		Ils	70								76
198B	Floyd loam, 1 to 4 percent slopes	3.33	2.1%		Ilw	89								88
83B	Kenyon loam, 2 to 5 percent slopes	3.09	1.9%		Ile	90								77

Soils data provided by USDA and NRCS.



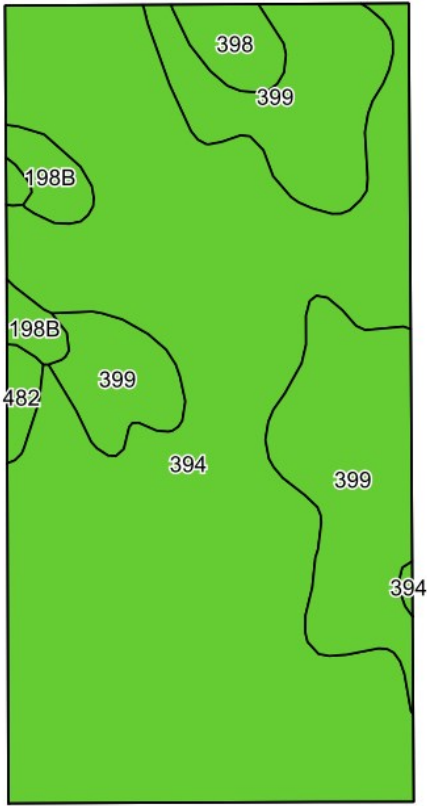
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Soybeans	
84	Clyde silty clay loam, 0 to 3 percent slopes	3.06	1.9%		IIw	88								85	
482B	Racine loam, 2 to 5 percent slopes	1.56	1.0%		Ile	76								55	
96	Turlin loam, 0 to 2 percent slopes	1.31	0.8%		IIw	94								86	
171B	Bassett loam, 2 to 5 percent slopes	1.21	0.8%		Ile	85	10.7	6.4	215	3.9	92	6.4	62	73	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.99	0.6%		IIle	50								36	
482	Racine silt loam, 0 to 2 percent slopes	0.78	0.5%		Is	87								65	
789	Oakton loam, 0 to 2 percent slopes	0.67	0.4%		IIs	50								51	
471	Oran loam, 0 to 2 percent slopes	0.33	0.2%		Iw	79								63	
174B	Bolan loam, 2 to 5 percent slopes	0.06	0.0%		IIs	64								70	
<b>Weighted Average</b>						<b>1.28</b>	<b>89.9</b>	<b>0.1</b>	<b>*-</b>	<b>1.6</b>	<b>*-</b>	<b>0.7</b>	<b>*-</b>	<b>0.5</b>	<b>*n 69.3</b>

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

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

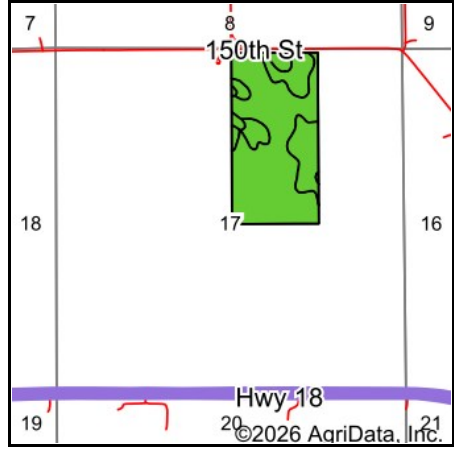
\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tract #1 Soils Map



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Floyd**  
 Location: **17-96N-16W**  
 Township: **Floyd**  
 Acres: **79.48**  
 Date: **1/8/2026**



Maps Provided By:



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Area Symbol: IA067, Soil Area Version: 31

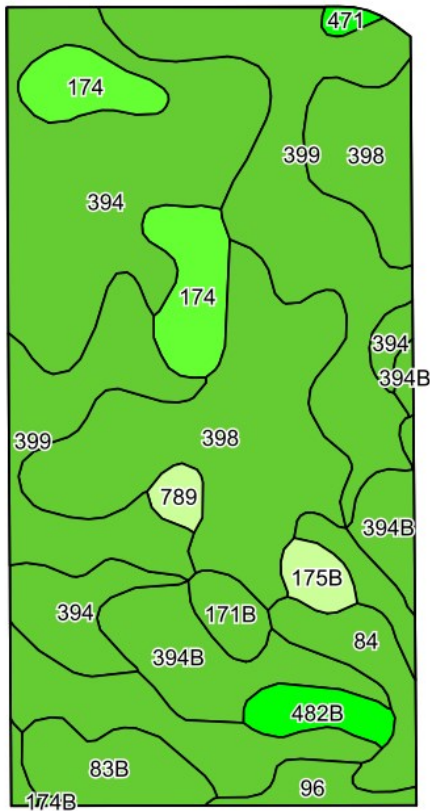
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans	
394	Ostrander loam, 0 to 2 percent slopes	55.36	69.6%		Is	94	70	
399	Readlyn silt loam, 1 to 3 percent slopes	19.36	24.4%		Iw	91	68	
198B	Floyd loam, 1 to 4 percent slopes	2.07	2.6%		IIw	89	88	
398	Tripoli clay loam, 0 to 2 percent slopes	1.73	2.2%		IIw	82	63	
482	Racine silt loam, 0 to 2 percent slopes	0.75	0.9%		Is	87	65	
84	Clyde silty clay loam, 0 to 3 percent slopes	0.21	0.3%		IIw	88	85	
<b>Weighted Average</b>						<b>1.05</b>	<b>92.8</b>	<b>*n 69.8</b>

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

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

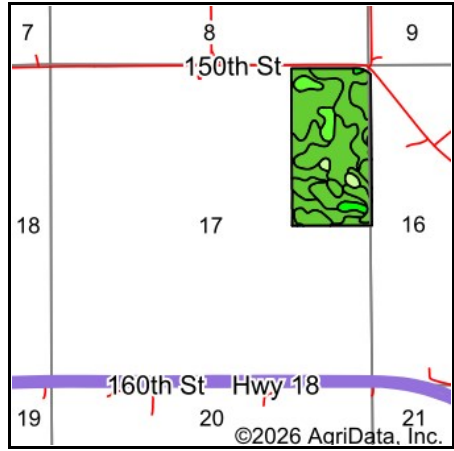
\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Tract #2 Soils Map



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Floyd**  
 Location: **17-96N-16W**  
 Township: **Floyd**  
 Acres: **79.45**  
 Date: **1/8/2026**



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
399	Readlyn silt loam, 1 to 3 percent slopes	22.79	28.8%		lw	91								68
394	Ostrander loam, 0 to 2 percent slopes	16.59	20.9%		ls	94								70
398	Tripoli clay loam, 0 to 2 percent slopes	16.27	20.5%		llw	82								63
394B	Ostrander loam, 2 to 5 percent slopes	6.07	7.6%		lle	88								68
174	Bolan loam, 0 to 2 percent slopes	4.61	5.8%		lls	70								76
83B	Kenyon loam, 2 to 5 percent slopes	3.06	3.9%		lle	90								77

Soils data provided by USDA and NRCS.

Total Rodage  
meeting Specifications

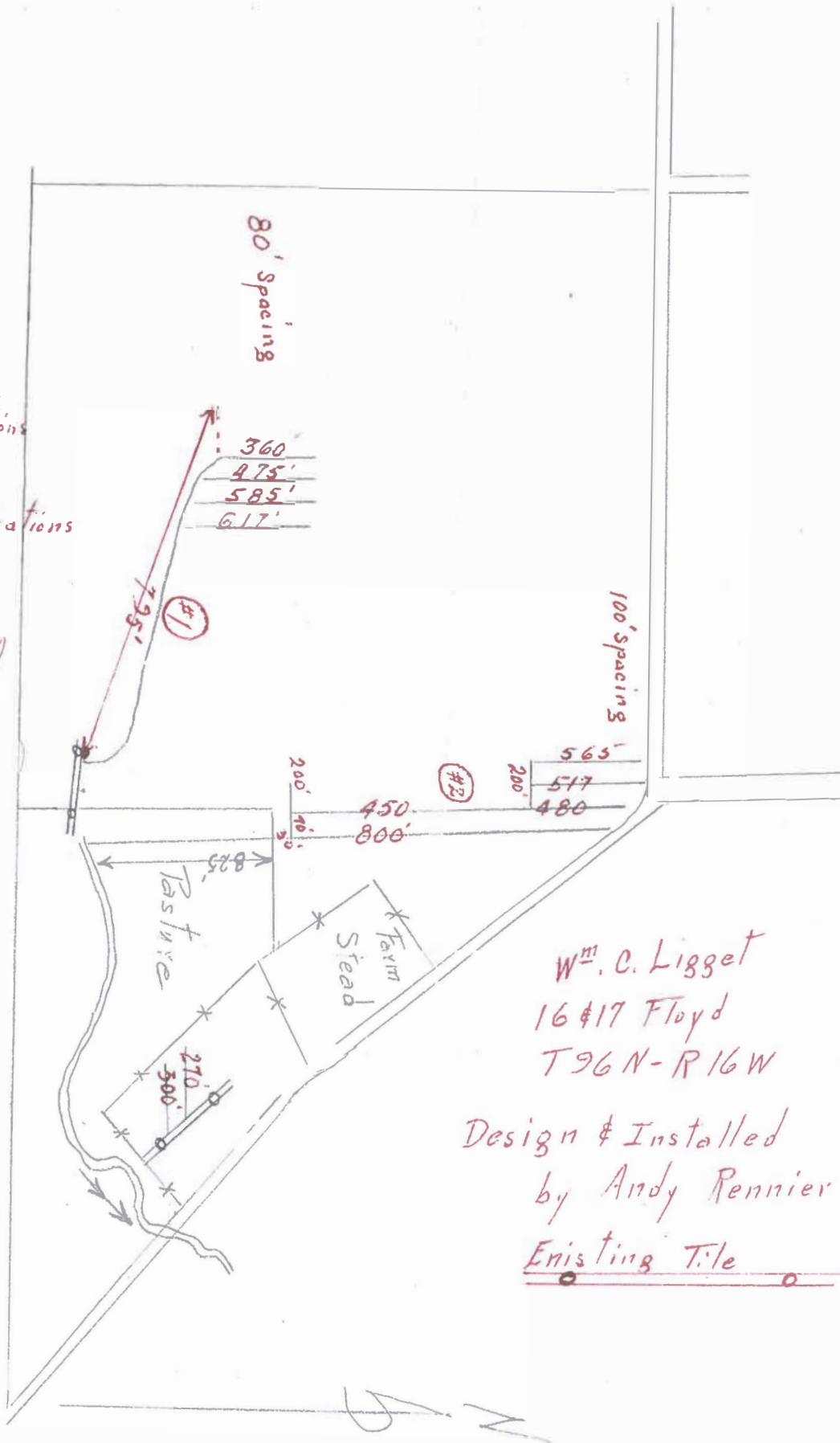
407 rods

at meeting Specifications

50 rods

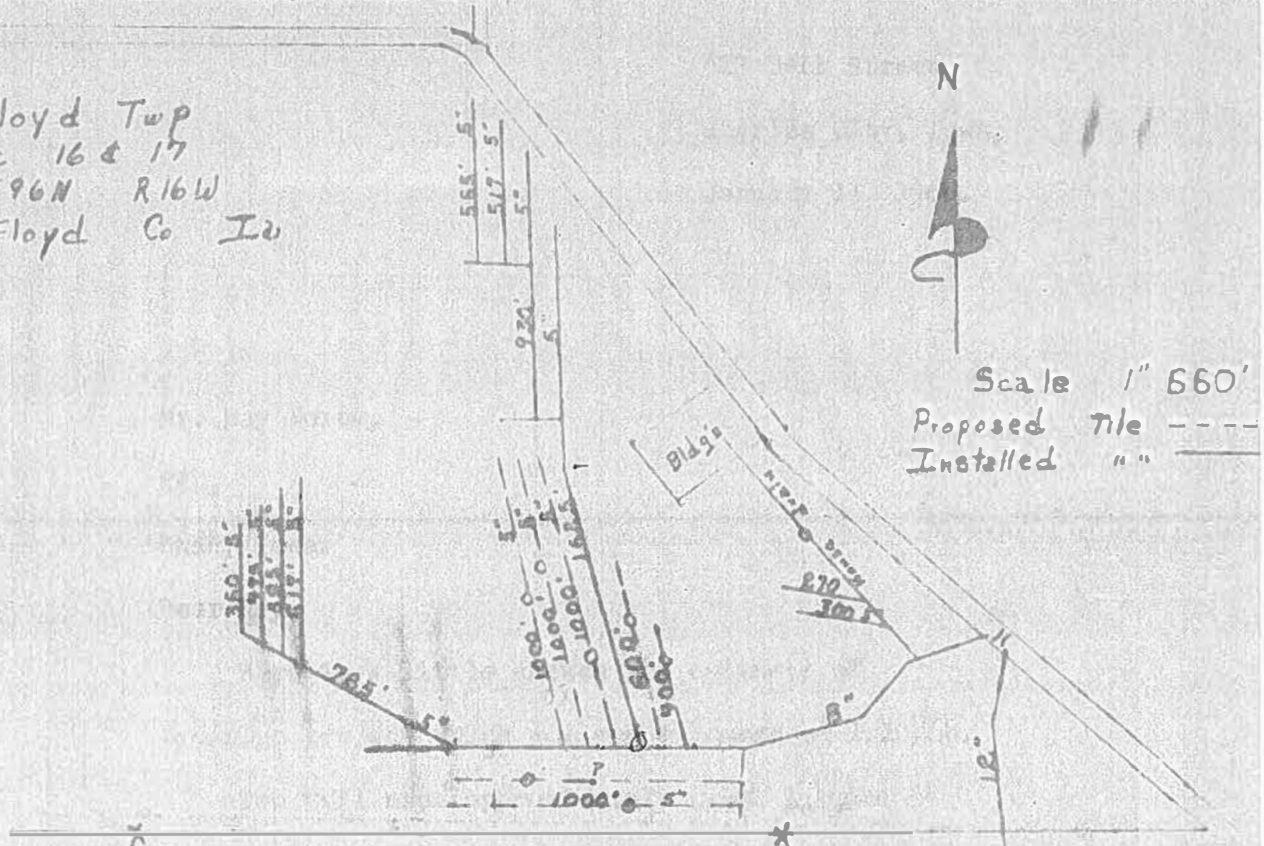
lines measured

by pacing



STATE	Iowa	PROJECT	Ray	DATE	Norby
BY		CHECKED BY	Jones & Miller	DATE	1-11-68
SUBJECT	Tile Location Plat				JOB NO.
					SHEET 1 OF 1

Floyd Twp  
Sec 16 & 17  
T96N R16W  
Floyd Co Ia

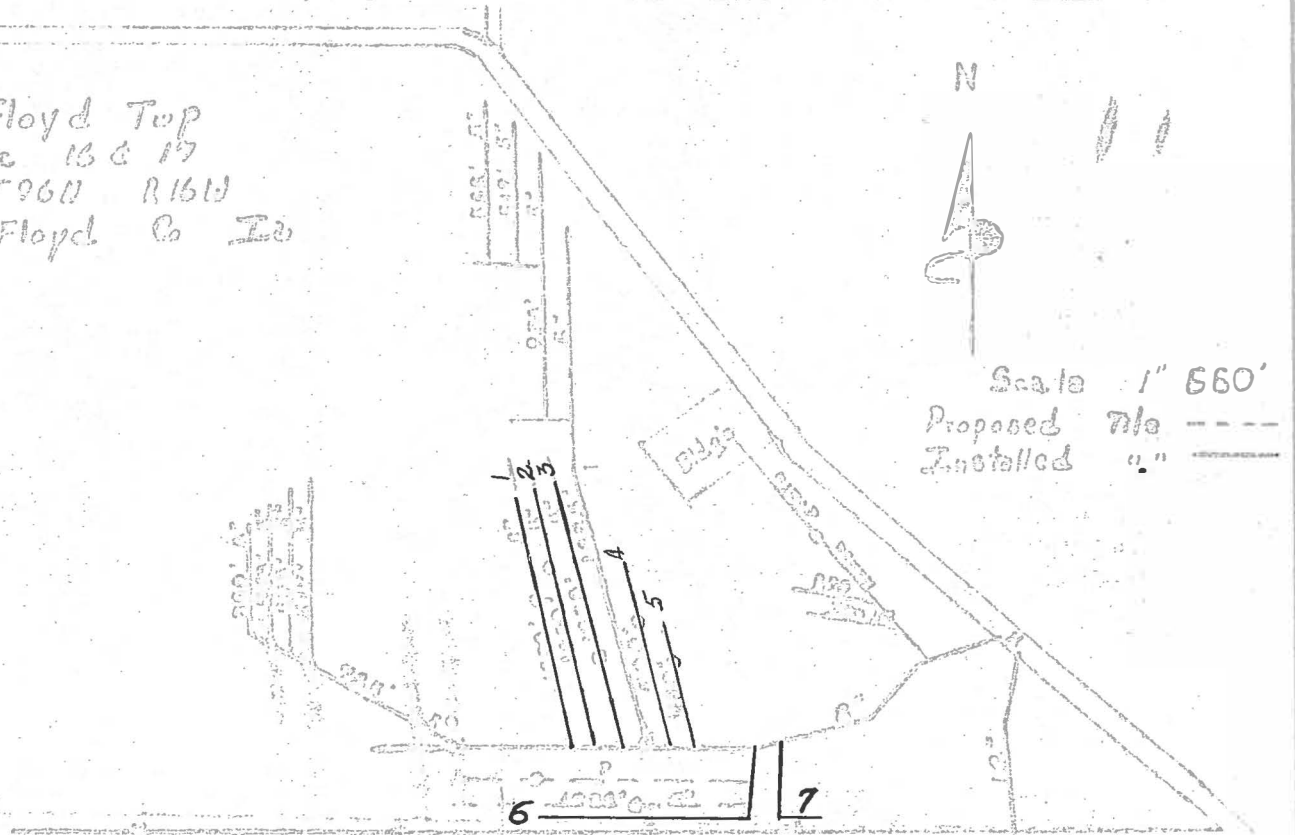


Scale 1" = 660'  
Proposed Tile - - - -  
Installed " " - - - -

8" outlet Established 1967  
0.70% Grade 16' 10" CMP & Lid  
Lengths & Sizes Given When Known  
457 Rod 5" Installed 1960  
Location Approximate Taken from States Available  
Drawn By Jones & Miller

STATE <i>Iowa</i>	PROJECT <i>Ray Macby</i>
DATE	DESIGNED BY <i>James J. Miller</i> DATE <i>1-11-67</i>
SUBJECT <i>Tile Location Plat</i>	SHEET <i>1 of 1</i>

Floyd Top  
 Sec 13 & 17  
 T96N R16W  
 Floyd Co Ia



Scale 1" = 660'  
 Proposed tile ---  
 Installed " " ———

8" outlet established 1967  
 0.70% grade 16' 10" CMP & lid  
 lengths of 3.200 Given when known  
 457 Red 5" installed 1960  
 Location Approximate Taken from States Available  
 Record by James J. Miller

1968 Installation are the numbered laterals

Each lateral is given in length

- No. 1 935 L.F.
- No. 2 833 L.F.
- No. 3 885 L.F.
- No. 4 745 L.F.
- No. 5 633 L.F.
- No. 6 850 L.F.
- No. 7 468 L.F.