



Mitchell County

**234+/-
Acres**

**LAND
AUCTION**

Land & Auction Information



AUCTION INFORMATION

Live Auction with Simulcast Online Bidding

Date: September 16, 2026

Time: 10:30 AM

Place: CRC Events Center, 1006 Chestnut St, Osage, IA (located on the Mitchell County Fairgrounds)

Seller:

Marlene Wagner Estate

Closing Attorney:

Patrick Rourick

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, September 16, 2026 at 10:30 a.m at the CRC Events Center, 1006 Chestnut Street, Osage, Iowa***. Tract 1 and Tract 2 will be sold on a per-gross 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 gross acre multiplier of the chosen tract(s).

Tract #1– Bid times the multiplier of 154.7

Tract # 2 - Bid times the multiplier of 80.0

SPECIAL PROVISIONS:

- 1) Closing date is approximately 30-45 days from signed contract date.
- 2) Selling subject to current rent lease on the tillable acres for the 2026 crop season.
- 3) Earnest money deposit will be 10% of the sale price.

- 4) The buyer will get outright possession for the 2027 growing season. The 2026 lease has been terminated.
- 5) The eventual sale price is not subject to the outcome of a formal survey.
- 6) This sale is not subject to financing.
- 7) The cropland has not been enrolled in the ARC/PLC program for the 2027 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, if any, to the buyers.
- 8) Real Estate taxes will be prorated to the date of closing. Unpaid special assessment to be paid by the seller - if applicable.
- 9) Buyer will get landlord possession after closing. Seller will retain all rent for the 2026 season. If the buyer wants to get on the property prior to that date for fencing, excavation, demolition, etc., ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK. The buyer will be required to execute an early possession agreement if field work and improvements (such as tree/brush and fence removal, and drainage tile installation) will be started before closing.
- 10) 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.
- 11) The buyer(s) must assume any CRP contracts 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.
- 12) 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,
- 13) This information has been gathered from reliable sources, but Fox Auction Company, Patrick Rourick, 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.
- 14) 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.
- 15) Fox Auction Company and Patrick Rourick represent the Sellers.

Tract #1

SIZE – 154.7+/- Gross Acres

LEGAL DESCRIPTION – E ½ of Section 30, in Burr Oak Township, Mitchell County, Iowa

LOCATION - On the corner of Noble Avenue and 410th Street in Mitchell County, Iowa. Parcel is approximately 7-½ miles northeast of Osage, Iowa or approximately 5 miles southwest of Little Cedar, Iowa.

REAL ESTATE TAXES – \$5,650.00

TILLABLE ACRES – 150.77+/- acres

CSR2 AVE. – 88.4

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



Tract #2

SIZE – 80.0 +/- gross acres

LEGAL DESCRIPTION – NE ¼ of Section 29 in Burr Oak Township, Mitchell County, Iowa

LOCATION - Parcel is on Nobel Avenue across from Tract 1 and is approximately 7-½ miles northeast of Osage, Iowa or approximately 5 miles southwest of Little Cedar, Iowa.

REAL ESTATE TAXES – \$2988.00

TILLABLE ACRES – 78.83+/- acres

CSR2 AVE. – 88.9

CRP ACRES – None

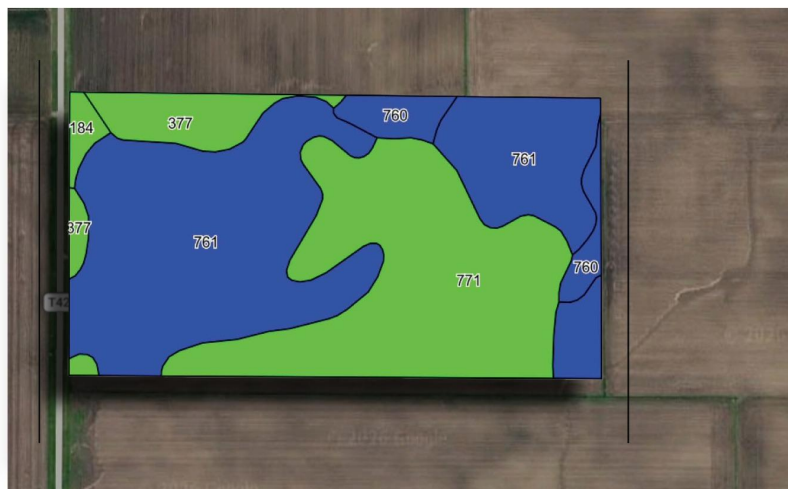
TILE: Tile maps are attached.

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





United States
Department of
Agriculture

Mitchell County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 230.05 acres

2026 Program Year

Map Created February 26, 2026

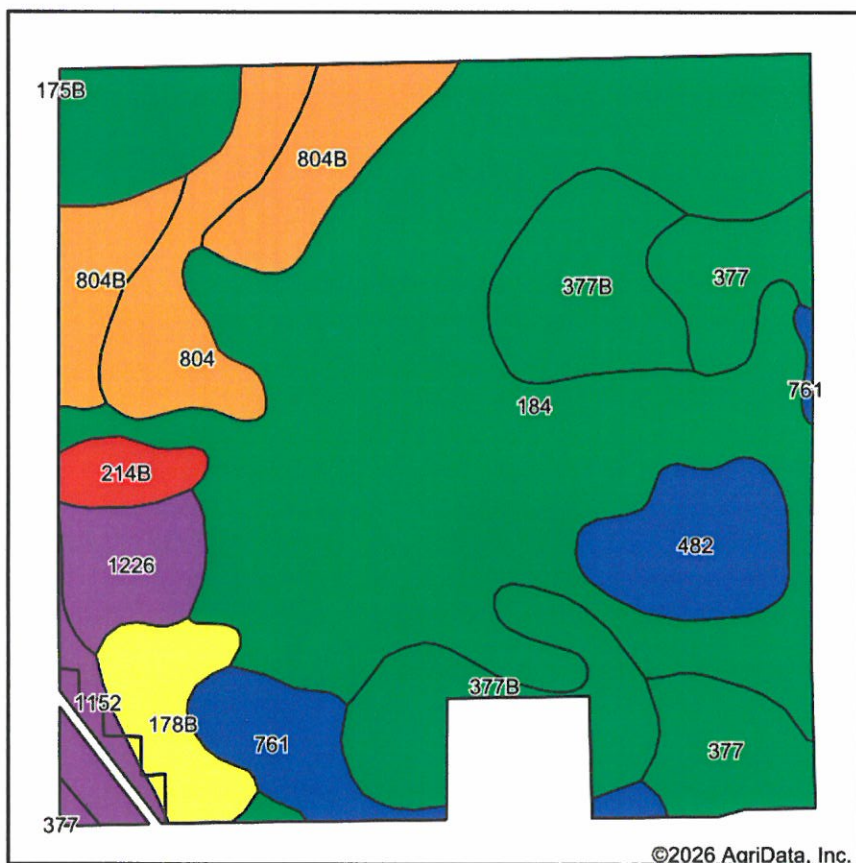
Farm 5230

Tract 111

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).

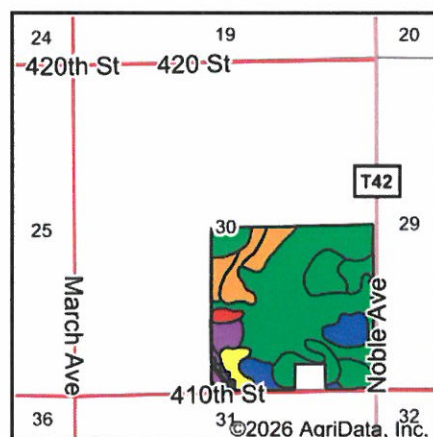
USDA is an equal opportunity provider employer and lender

Wagner Estate Section 30



Soils data provided by USDA and NRCS.

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State: **Iowa**
 County: **Mitchell**
 Location: **30-99N-16W**
 Township: **Burr Oak**
 Acres: **150.77**
 Date: **6/18/2026**



Area Symbol: IA131, Soil Area Version: 31

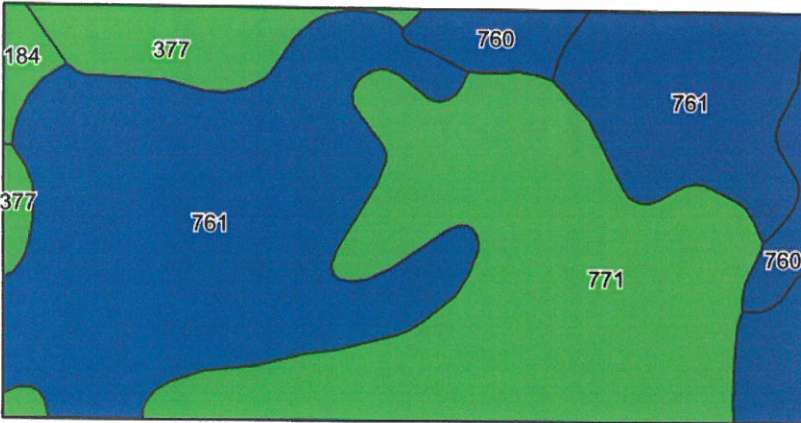
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
184	Klinger silty clay loam, 1 to 4 percent slopes	77.04	51.1%		lw	95	83
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	16.97	11.3%		lle	94	75
377	Dinsdale silty clay loam, 0 to 2 percent slopes	10.44	6.9%		le	99	74
804B	Ashdale silt loam, 2 to 5 percent slopes	9.92	6.6%		lle	75	69
804	Ashdale silt loam, 0 to 2 percent slopes	7.87	5.2%		l	80	70
482	Racine silt loam, 0 to 2 percent slopes	7.05	4.7%		ls	87	65
761	Franklin silt loam, 1 to 3 percent slopes	5.95	3.9%		lw	85	76
178B	Wauke silt loam, 2 to 5 percent slopes	5.35	3.5%		lle	63	47
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.78	3.2%		lls	59	60
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.04	2.0%		llw	54	60
214B	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 5 percent slopes	2.36	1.6%		lle	47	36
Weighted Average					1.28	88.4	*n 75.6

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

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

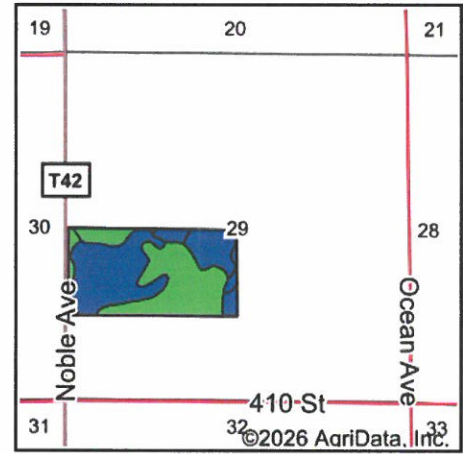
*c: Using Capabilities Class Dominant Condition Aggregation Method

Wagner Estate Section 29 Soils Map



©2026 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Mitchell**
 Location: **29-99N-16W**
 Township: **Burr Oak**
 Acres: **78.83**
 Date: **6/18/2026**

FOX
 Auction Company

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA131, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
761	Franklin silt loam, 1 to 3 percent slopes	40.50	51.4%		lw	85	76
771	Waubeek silt loam, 0 to 2 percent slopes	28.06	35.6%		I	93	77
377	Dinsdale silty clay loam, 0 to 2 percent slopes	5.20	6.6%		le	99	74
760	Ansgar silt loam, 0 to 2 percent slopes	3.71	4.7%		llw	85	75
184	Klinger silty clay loam, 1 to 4 percent slopes	1.36	1.7%		lw	95	83
Weighted Average					1.05	88.9	*n 76.3

**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.

IOWA
MITCHELL

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5230

Prepared : 7/1/26 7:39 AM CST

Crop Year : 2026

Operator Name : JASON M MERTEN

CRP Contract Number(s) : None

Recon ID : 19-131-2009-69

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
230.49	230.05	230.05	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	230.05		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	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	129.13	0.00	139	0
Soybeans	92.47	0.00	49	

TOTAL 221.60 0.00

NOTES

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Tract Number : 111

Description : SE1/4 S30-99-16,SW1/4 S29-99-16 BURR OAK

FSA Physical Location : IOWA/MITCHELL

ANSI Physical Location : IOWA/MITCHELL

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 : MARLENE R WAGNER ESTATE

Other Producers : STEVAN M MERTEN

Recon ID : None

Tract

HANKE CONSTRUCTION

OSAGE, IOWA

LEGEND:

Permanent fence



Proposed tile line



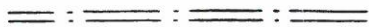
Existing tile line



Existing shallow ditch



Existing deep ditch



MATERIALS ESTIMATE

Owner

Bob Wagner

TOWNSHIP

Section 29 Burr Oak

COUNTY

Mitchell

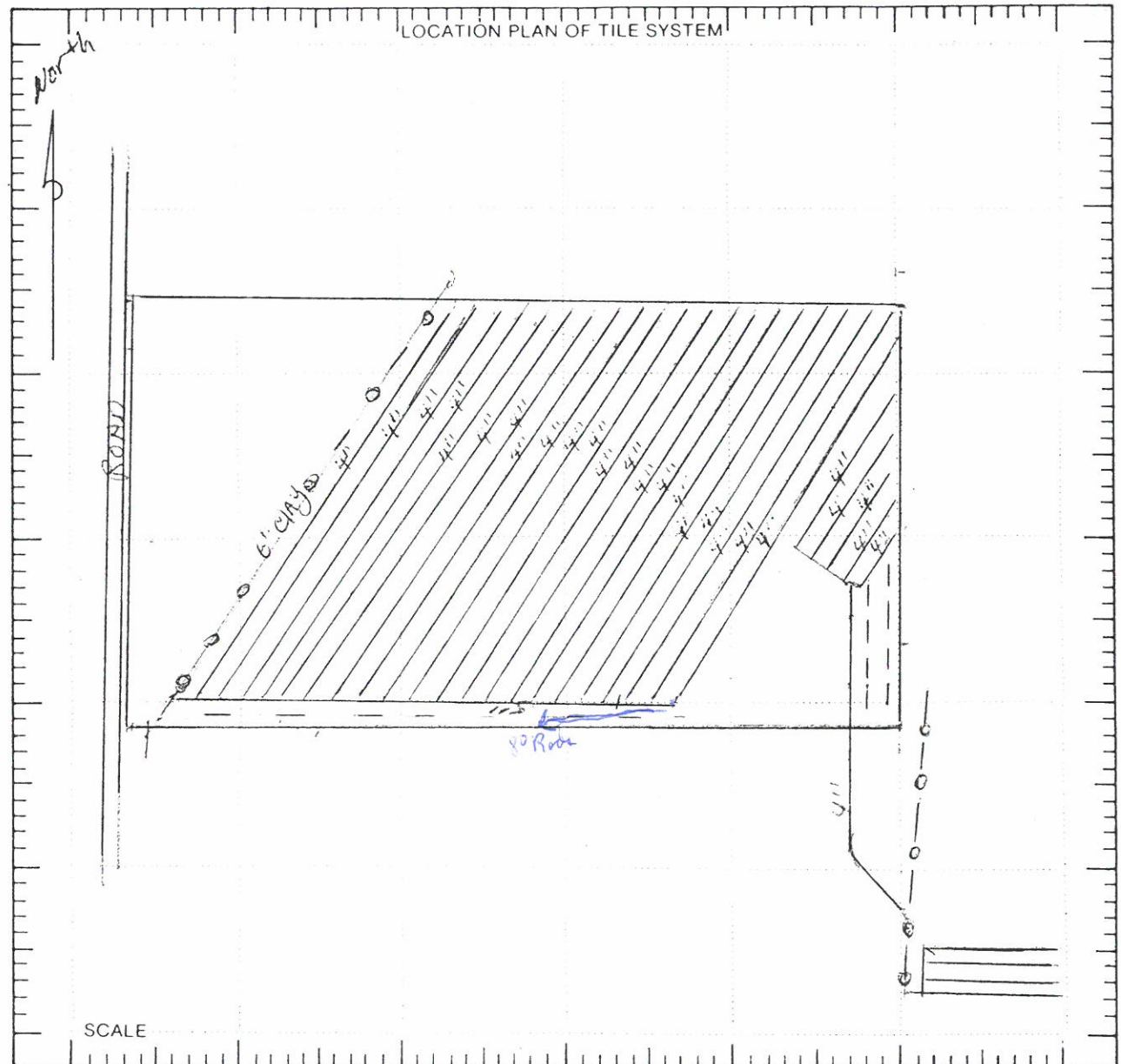
STATE

Iowa

DATE

1997

SIGNED



Tract 2

1997 8" on 160
and all patterns

center
3 rods

70' center
Pattern

97

15' →
100'

Vine
Wagon
100'

Mc Sweeney
Till
Sec 29

to North

3 Lines Fence

2 Lines
7 Lines

Road

Sec 30

1997

160'

8"

16"

1997

70' center

fallen

3 rods

Tract 1