

Mitchell County

80 +/- Acre Farmland Auction

Sept

10

@10:30

**Live Auction w/Simulcast
Online Bidding**

**Place: Riceville Comm. Center
Riceville, IA @ 10:30 a.m.**

**No Buyer's
Premium!**

Land & Auction Information

**Located in Jenkins Township,
Mitchell County, Iowa**

For questions and more information contact

Frank Fox, Auctioneer

Fox Auction Company

(641) 420-3243

frank@foxauctioncompany.com

Sellers:

Fox Cattle Company

Closing Attorney:

Nic Larson

FoxAuctionCompany.com



Amended Special Provision No. 1

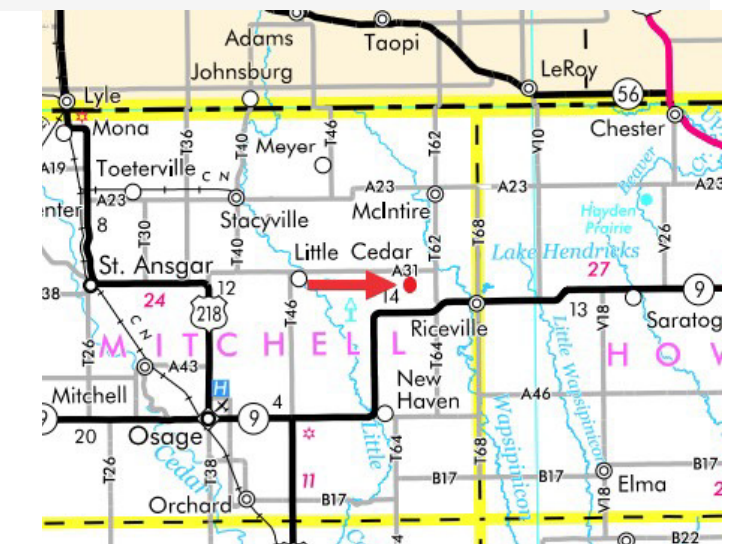
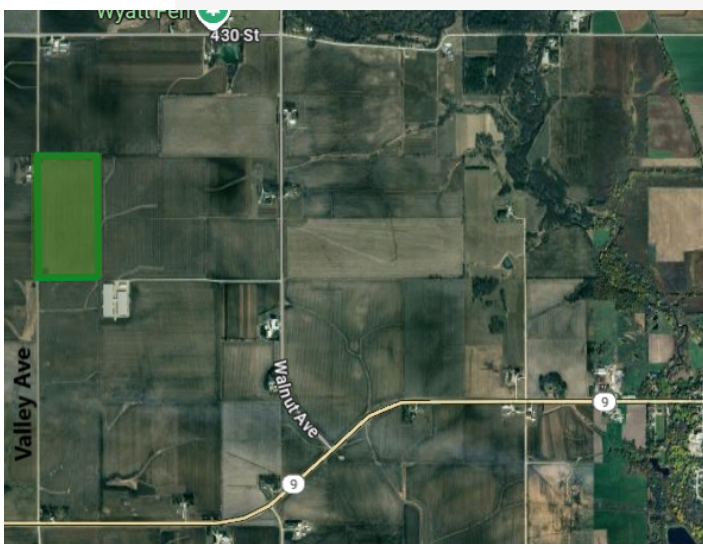
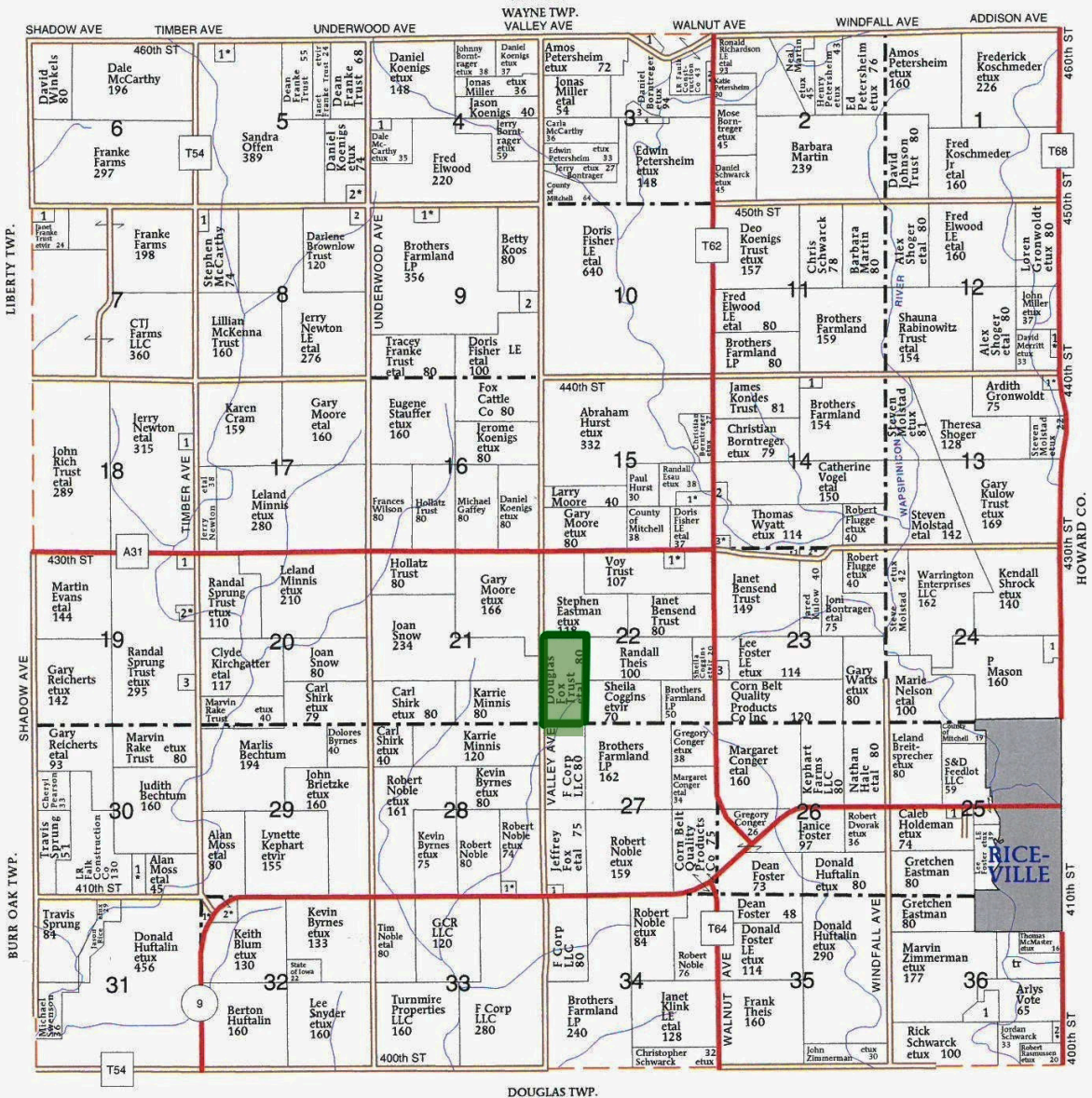
METHOD OF SALE:

- 1) This is a live auction with simulcast online bidding.
- 2) Bidding will begin at 10:30 am
- 3) The sale price will be arrived at by multiplying the bid per acre times the multiplier of 80.

SPECIAL PROVISIONS:

- 1) Closing will be held on or after January 2, 2026.
- 2) Selling subject to the current rent lease on the tillable acres for the 2025 crop season.
- 3) Earnest money deposit will be 10% of the sale price.
- 4) Seller will provide an abstract at sellers expense.
- 5) The buyer will get outright possession for the 2026 growing season. The 2025 lease has been terminated.
- 6) This sale is not subject to financing.
- 7) The cropland has been enrolled in the ARC/PLC program for the 2025 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.
- 8) The acreage figures used in the promotional materials were estimated by Fox Auction Company. The announced tillable acres at the auction will be based on the Farm Service Agency measurements.
- 9) Real Estate taxes will be pro-rated to the date of closing. Any unpaid special assessment to be paid by the seller - if applicable.
- 10) Buyer will get landlord possession after closing. 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 fieldwork and improvements (such as tree/brush and fence removal and drainage tile installation) will be started prior to closing.
- 11) 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.
- 12) 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 date of closing.
- 13) The sale price will be arrived at by using an acreage multiplier determined by information deemed reliable. Fox Auction Company, Sellers, and Closing attorney do not guarantee accuracy.
- 14) This information has been gathered from reliable sources but, Fox Auction Company 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.

- 15) 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 warranty 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.
- 16) Fox Auction Company is agent for the Sellers.



TRACT INFORMATION

SIZE – 80 +/- Gross Acres, 77.82 +/- Tillable Acres

LEGAL DESCRIPTION – W ½ of the SW ¼ of Section 22 of Jenkins Township, Mitchell County, Iowa.

LOCATION / ADDRESS - 2.5 miles west of Riceville, Iowa, on HWY 9, then 1 mile north on Valley Ave.

REAL ESTATE TAXES – \$2,462.00

TILLABLE ACRES – 77.82

CSR2 AVE. 81.2

CRP ACRES – None

HEL – Form 156EZ shows all acres as NHEL.

DRAINAGE – See tile maps provided.

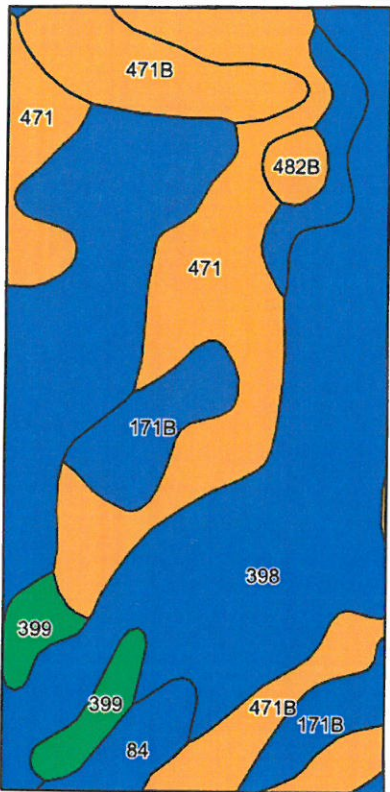
WETLANDS – Tract does not contain a wetland.

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

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



Soils Map



©2025 AgriData, Inc.



State: **Iowa**
 County: **Mitchell**
 Location: **22-99N-15W**
 Township: **Jenkins**
 Acres: **78.18**
 Date: **7/8/2025**



Auction Company

Maps Provided By:





Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Soybeans
398	Tripoli clay loam, 0 to 2 percent slopes	37.80	48.3%		llw	82	78								63
471	Oran loam, 0 to 2 percent slopes	16.79	21.5%		lw	79	83								63
471B	Oran loam, 2 to 5 percent slopes	9.44	12.1%		lw	74	78								62
471B	Bassett loam, 2 to 5 percent slopes	5.68	7.3%		lle	85	78	10.7	6.4	215	3.9	92	6.4	62	73
399	Readlyn silt loam, 1 to 3 percent slopes	2.98	3.8%		lw	91	88								68
498B	Floyd loam, 1 to 4 percent slopes	2.27	2.9%		llw	89	78								88

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM	Soybeans Bu	*n NCCPI Soybeans
14	Clyde silty clay loam, 0 to 3 percent slopes	2.20	2.8%		Ilw	88	73								85
182B	Racine loam, 2 to 5 percent slopes	1.02	1.3%		Ile	76	78								55
Weighted Average					1.63	81.2	79.3	0.8	0.5	15.6	0.3	6.7	0.5	4.5	*n 65

**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



See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name

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
77.82	77.82	77.82	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	77.82	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	57.60	0.00	193	
Soybeans	19.20	0.00	54	
TOTAL	76.80	0.00		

NOTES

Tract Number : 10109
Description : SW1/4 22-99-15 JENKINS
FSA Physical Location : IOWA/MITCHELL
ANSI Physical Location : IOWA/MITCHELL
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : DAVID L FOX, JEFFREY C FOX, JENNIFER FOX, DOUGLAS A FOX
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.82	77.82	77.82	0.00	0.00	0.00	0.00	0.0

IOWA
MITCHELL
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 4809
Prepared : 6/24/25 1:58 PM CST
Crop Year : 2025

Abbreviated 156 Farm Record

Tract 10109 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.82	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	57.60	0.00	193
Soybeans	19.20	0.00	54
TOTAL	76.80	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.

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.



- 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: 77.82 acres

2025 Program Year

Map Created April 17, 2025

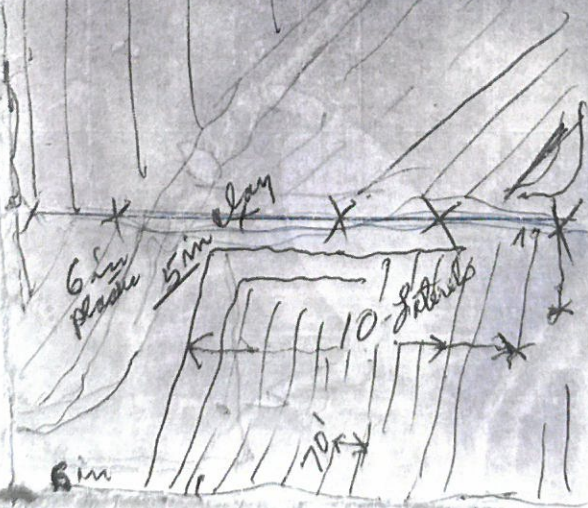
Farm 4809

Tract 10109

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80 Space ?

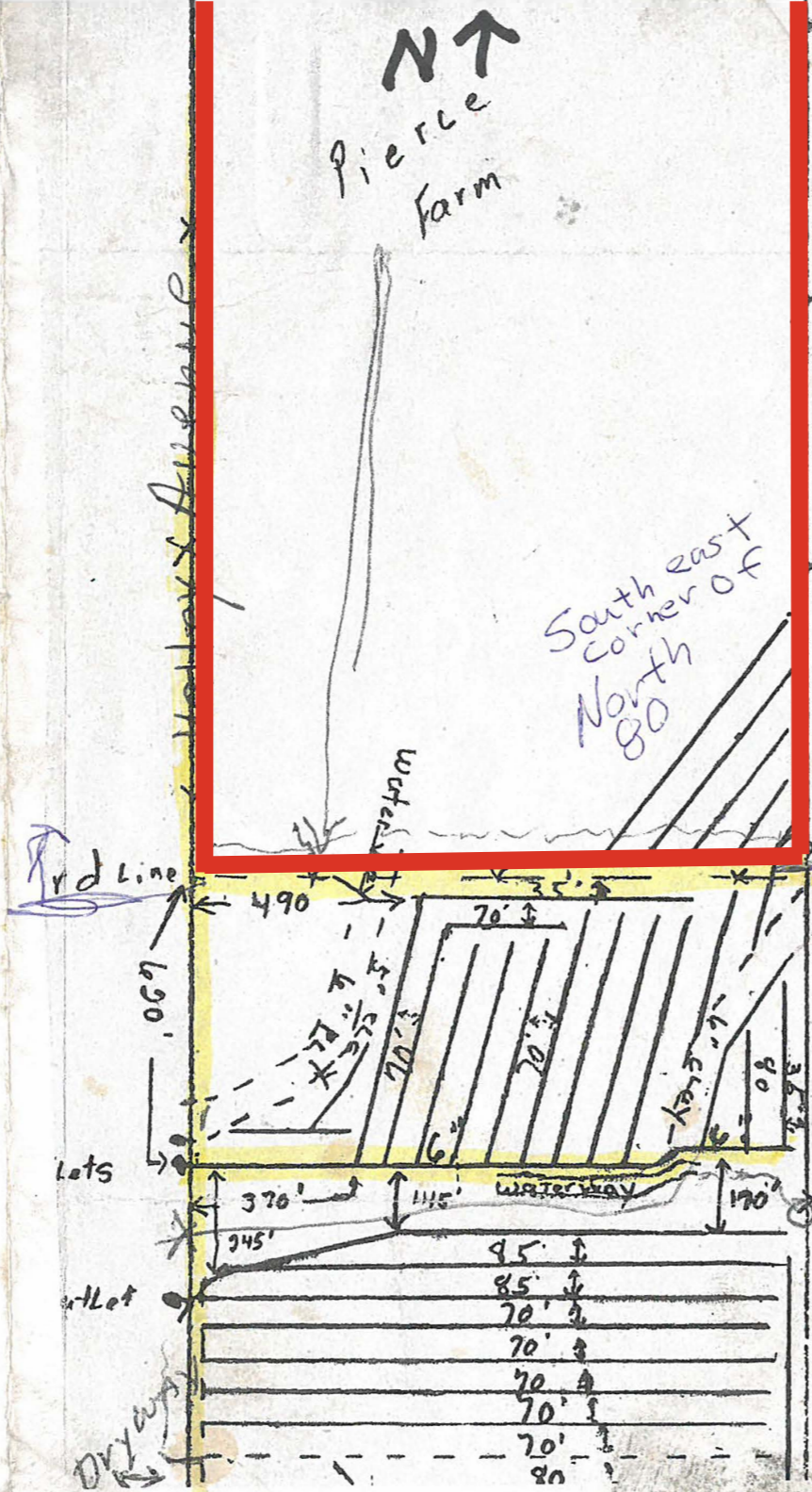


NT ↑
Pierce
Farm

South east
corner of
North
80

Sheala
& Theis

congrats
5m to Theis.
They pay repairs
**Ring neck
Hog house**



FOX

N ↑

Thies

FOX

250'

10"

FOX

260'

FOX

Kozak Home

FOX

HWY 9

HWY 9

conger

conger

NOBLE

NOBLE

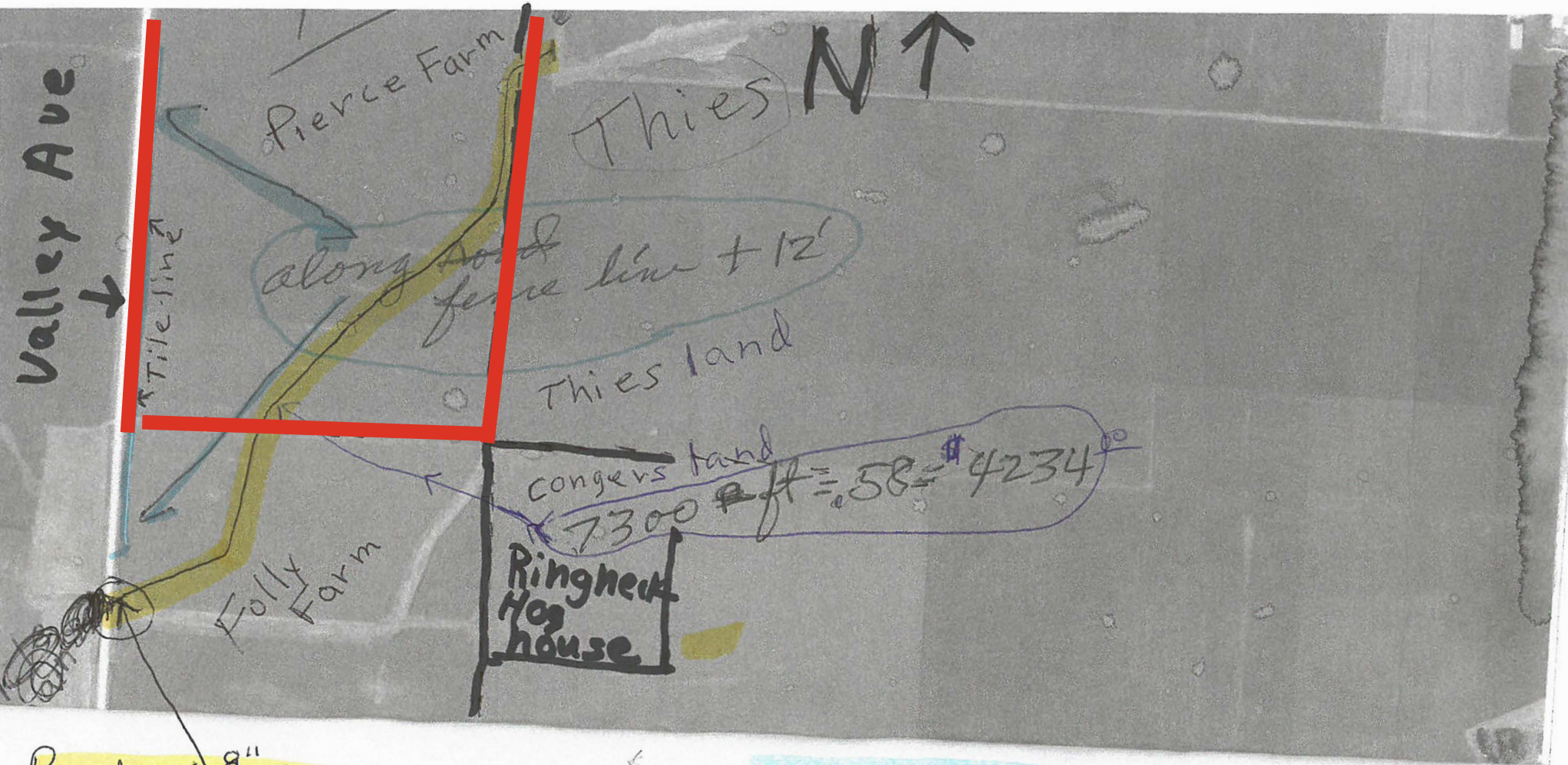
200-004

200-003

100-012

200-007

200-005



Randy Thies Main Outlet

yellow

Date tiled Fall 2011

Tile line on West of Pierce Farm

Blue

Date tile added Fall 2011

South
↓