

LAND AUCTION
Monday, January 12, 2026
10:00 AM
Location: The Erb Center
1601 Industrial Park Road
Boone, Iowa

Iowa Farms Associates Inc.
1908 1st Ave S. Fort Dodge, Iowa
Serving America's Landowners Since 1937

Legal Description
N 1/2 NW 1/4
Section 25, Township 85N, Range 26
West of the 5th P.M., Boone County, Iowa
Dodge Township
Exact legal description to be taken from Abstract

Seller: David Nell

www.iowafarmsinc.com



For additional information, please contact:
Iowa Farms Associates Inc. – Broker
Roger Williams or Mike Callon
Keith Dencklau Auctioneer
1908 1st Ave S.
Fort Dodge, Iowa Office: (515) 576-1011



Iowa Farms Associates Inc. and their representatives are Agents for the Seller
Farm Real Estate, Farm Management, Crop Insurance

All announcements made the day of the auction supersede any printed material

The information contained herein is believed to be correct, but no responsibility therefor is assumed by the owner or broker.

PROPERTY INFO

Boone County, Iowa Farmland Auction! – Mark your calendar for Monday January 12, 2026! Iowa Farms Associates, Inc. is pleased to represent David Nell in the sale of 80.0 acres m/l of Boone County, Iowa farmland. The farmland is located north of Boone, Iowa in Dodge Township. Two miles west of the intersection of Highway 17 and 140th St.

The farmland will be sold as one 80.0 acre tract with the owner's reserving the right to reject any and all bids.

This farm is located in a strong farming community and would make for a great add-on tract to an existing farming operation or an investment for the Buyer looking to diversify their portfolio or hedge inflation. There are several grain marketing outlets located nearby including grain elevators and ethanol plants that can be accessed by both county and state paved highways.

Farm Lease: The farm lease has been terminated and full possession will be given at closing subject to the tenant lease which expires March 1, 2026.

The farm will be offered on a price per acre basis via Public Auction and will take place on Monday January 12, at 10:00 AM at The Erb Center 1601 Industrial Park Road Boone, Iowa 50036. The farm will be sold as one tract of 80.0 acres times the bid.

Legal Description: N ½ NW ¼ Section 25 Township 85 North Range 26 W of the 5th P.M., Boone County, Iowa. Exact legal description to be taken from abstract.

- Sign On Property: Yes
- School District: Boone Community School District
- Auction Date: January 12, 2026, at 10:00 AM
- CSR2: 77.1 on the cropland, CSR2 of 62 on entire farmland
- Possession: Possession of the land will be given At Closing, Subject to Tenant's Rights.
- Terms: Cash

AUCTION DETAILS

Boone County, Iowa Land Auction
80 Acres M/L
Monday, January 12, 2026, at 10:00 AM

Seller: David Nell

Auction Location:

The Erb Center
1601 Industrial Park Road
Boone, Iowa 50036

Auction Method: The farm will be sold as one tract 80.0 acres times the bid. The owner's reserve the right to reject any and all bids. Public Auction on Monday January 12, 2026, at 10:00 AM at The Erb Center.

Bidder Registration: All prospective bidders must register with Iowa Farms and receive a bidder number in order to bid at the auction. Iowa Farms and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Boone County Farm Service Agency.

- FSA Farm #7526
- Tract 1335
- Cropland Acres will have to be reconstituted once the new owner takes possession of the property.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Iowa Farms Real Estate Trust Account.

All potential bidders are required to have financial arrangements made prior to the auction. There are no buyer financing contingencies permitted.

Closing: Closing will occur on or before February 16, 2026. The balance of the purchase price will be payable at closing in the form of wire transfer.

Possession: Possession of the land will be given At Closing.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Iowa Farms the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Real Estate Taxes: The real estate taxes will be prorated to the date of possession.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Iowa Farms, or Seller. All bids will be on a per-acre basis. Iowa Farms and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the listing agent. All decisions of the Auctioneer are final.

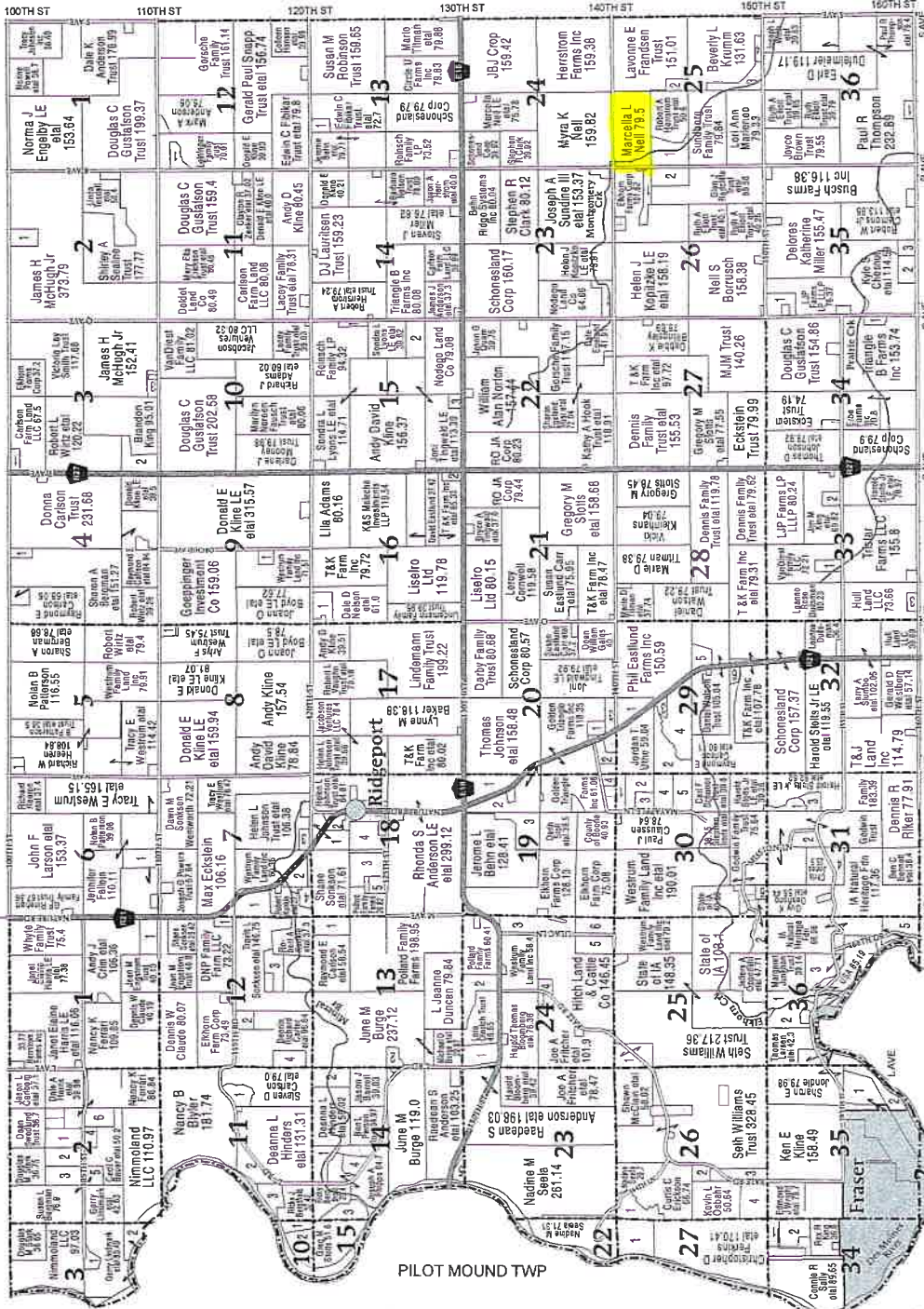
Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Iowa Farms. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from abstract.

T-84-85-N

DODGE PLAT

R-26-27-W

(Landowners)
HARRISON TWP



PILOT MOUND TWP

YELL TWP DES MOINES TWP

SECTION 10W		SECTION 11W		SECTION 12E		SECTION 13W		SECTION 14W		SECTION 15E		SECTION 16		SECTION 17E	
1	BERGHOLD, RICKY/AREN	1	JOHNSON, RANDAL L ETAL	1	MILLER, ALAN D ETAL	1	SONKSEN, SHANE ETAL	1	BONNELL, MARK E ETAL	1	MOELLER, MELINDA R	1	KLINE, ANDY DAVID	1	GREAT PATH UNDERWIND LLC
2	STOTT, GREG M	2	WINGFIELD, THOMAS A ETAL	2	ANDERSON, BILLY J	2	HAUPERT, JASON ETAL	2	CROUTHAMER, MARSHA ETAL	2	SPRINGBROOK INC	2	HUFFMAN, DEREK	2	LARSON, DONALD K ETAL
3	STOTT, GREG M	3	JONDLER, BRANDON ETAL	3	ANDERSON, BILLY J	3	HAUPERT, JASON ETAL	3	CROUTHAMER, MARSHA ETAL	3	SPRINGBROOK INC	3	HUFFMAN, DEREK	3	LARSON, DONALD K ETAL
4	STOTT, GREG M	4	ANDERSON, BILLY J	4	ANDERSON, BILLY J	4	HAUPERT, JASON ETAL	4	CROUTHAMER, MARSHA ETAL	4	SPRINGBROOK INC	4	HUFFMAN, DEREK	4	LARSON, DONALD K ETAL
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Aerial Map

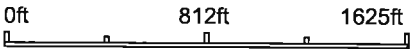


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**IOWA FARMS
ASSOCIATES,
INC.**

Boundary Center: 42° 9' 0.43, -93° 49' 49.39



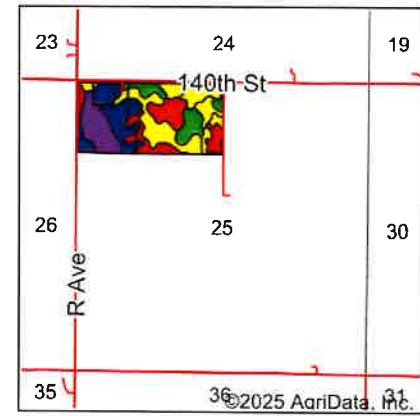
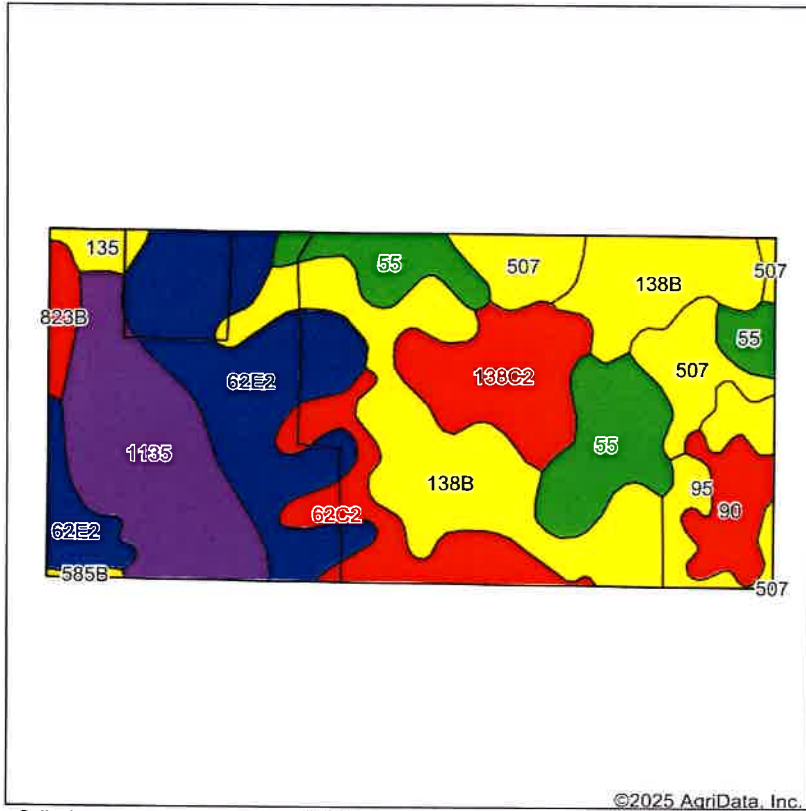
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**25-85N-26W
Boone County
Iowa**

12/2/2025

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

Soils Map



State: **Iowa**
 County: **Boone**
 Location: **25-85N-26W**
 Township: **Dodge**
 Acres: **76.95**
 Date: **12/2/2025**

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 ASSOCIATES,
 INC.

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Soils data provided by USDA and NRCS.

Area Symbol: IA015, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
138B	Clarion loam, 2 to 6 percent slopes	17.47	22.7%		Moderately well drained	Ile	225.6	65.4	89	84	83
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	15.12	19.6%		Well drained	IVe	80.0	23.2	32	28	58
1135	Coland clay loam, 0 to 2 percent slopes, frequently flooded	10.65	13.8%		Poorly drained	Vw	120.0	34.8	13	25	17
55	Nicollet clay loam, 1 to 3 percent slopes	8.70	11.3%		Somewhat poorly drained	Iw	233.6	67.7	89	92	81
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.14	8.0%		Well drained	IIle	204.8	59.4	83	66	70
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	5.40	7.0%		Well drained	IIle	80.0	23.2	64	53	68
507	Canisteo clay loam, 0 to 2 percent slopes	5.36	7.0%		Poorly drained	IIw	224.0	65.0	84	82	81
95	Harps clay loam, 0 to 2 percent slopes	2.94	3.8%		Poorly drained	IIw	198.4	57.5	72	64	82
90	Okoboji mucky silt loam, 0 to 1 percent slopes	2.83	3.7%		Very poorly drained	IIIw	177.6	51.5	56	61	72
823B	Ridgeport sandy loam, 2 to 5 percent slopes	1.17	1.5%		Somewhat excessively drained	IIle	80.0	23.2	51	35	32

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.97	1.3%		Poorly drained	Ilw	198.4	57.5	76	82	8
585B	Coland-Spillville complex, 2 to 5 percent slopes	0.20	0.3%		Poorly drained	Ilw	195.2	56.6	71	70	83
Weighted Average						2.90	165.9	48.1	62	59.6	*n 65.3



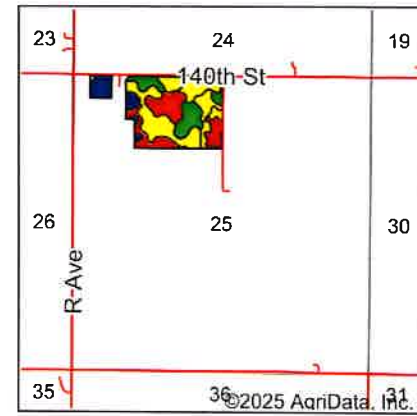
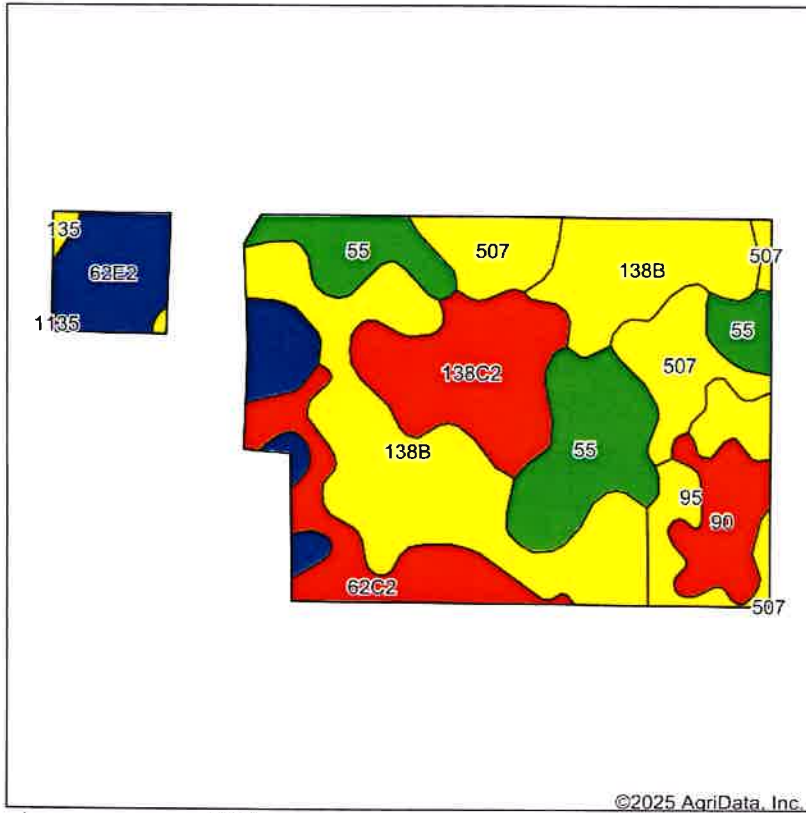
**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils Map



State: **Iowa**
 County: **Boone**
 Location: **25-85N-26W**
 Township: **Dodge**
 Acres: **52.18**
 Date: **12/2/2025**

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 ASSOCIATES,
 INC.

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Soils data provided by USDA and NRCS.

Area Symbol: IA015, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Soil Drainage	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
138B	Clarion loam, 2 to 6 percent slopes	16.58	31.8%		Moderately well drained	Ile	225.6	65.4	89	84	83
55	Nicollet clay loam, 1 to 3 percent slopes	8.41	16.1%		Somewhat poorly drained	Iw	233.6	67.7	89	92	81
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.14	11.8%		Well drained	Ille	204.8	59.4	83	66	70
507	Canisteo clay loam, 0 to 2 percent slopes	5.36	10.3%		Poorly drained	Ilw	224.0	65.0	84	82	81
62E2	Storden loam, 10 to 22 percent slopes, moderately eroded	5.28	10.1%		Well drained	IVe	80.0	23.2	32	28	58
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	4.45	8.5%		Well drained	Ille	80.0	23.2	64	53	68
95	Harps clay loam, 0 to 2 percent slopes	2.94	5.6%		Poorly drained	Ilw	198.4	57.5	72	64	82
90	Okoboji mucky silt loam, 0 to 1 percent slopes	2.83	5.4%		Very poorly drained	Illw	177.6	51.5	56	61	72
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.19	0.4%		Poorly drained	Ilw	198.4	57.5	76	82	83
Weighted Average						2.30	192.9	55.9	77.1	72.3	*n 76.5

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

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*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
BOONE
Form: FSA-156EZ



FARM : 7526
Prepared : 12/2/25 12:19 PM CST
Crop Year : 2026

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None
Recon ID : 19-015-2018-13
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
			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			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		0.00		
Soybeans		0.00		
TOTAL		0.00		

NOTES

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Tract Number : 1335

Description : NW1/4 SEC 25-85-26
FSA Physical Location : IOWA/BOONE
ANSI Physical Location : IOWA/BOONE
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : DAVID NELL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.95	52.18	52.18	0.00	0.00	0.00	0.00	0.0

IOWA
BOONE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7526
Prepared : 12/2/25 12:19 PM CST
Crop Year : 2026

Tract 1335 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	52.18	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	39.15	0.00	156
Soybeans	12.75	0.00	58
TOTAL	51.90	0.00	

NOTES

Tract Number :
Description :
FSA Physical Location : IOWA/BOONE
ANSI Physical Location : IOWA/BOONE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
			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		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		0.00	
Soybeans		0.00	
TOTAL		0.00	

NOTES