

CARROLL COUNTY FARMLAND AUCTION

FRIDAY, JUNE 19, 2026 AT 10:00 AM

AUCTION LOCATION

Arcadia Park Shelter House, Front Street, Arcadia Iowa 51436
Offering choice of 2 Parcels in Sections 10 of Arcadia Township

Farm Location: (watch for posted signs) Parcel #1 and Parcel #2, From Arcadia go north on Concord Avenue 1 mile to 170th. Street turn east for 1 mile to Delta Avenue. Farm is located in the Southeast corner of the intersection.

FSA 156EZ information:

DCP Farmland Acres: 191.65

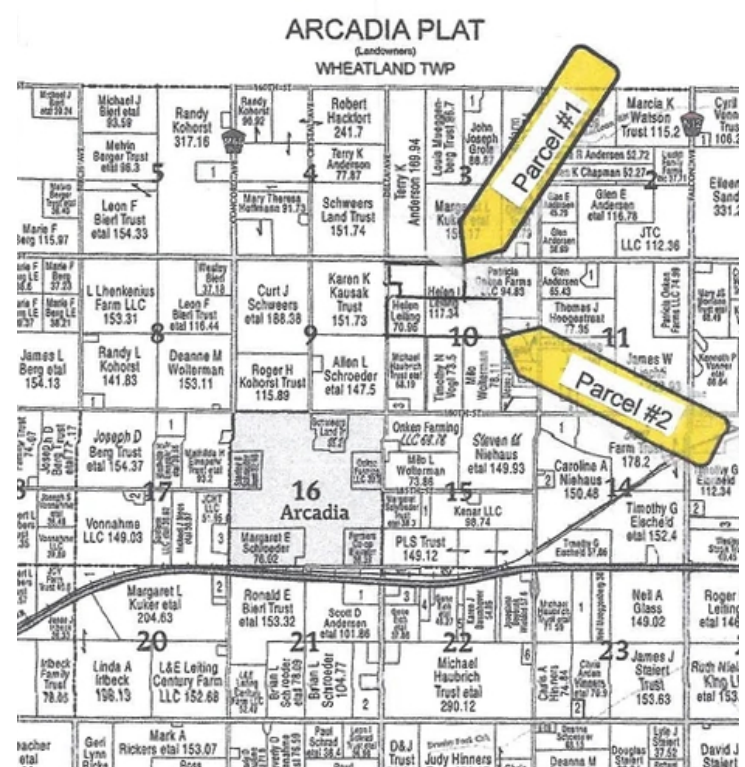
Cropland Acres: 179.90

Corn Base Acres 84.90 PLC Yield 178

Soybeans Base Acres 84.60 PLC Yield 50

Parcel #1 in Section 10 Arcadia Township 75.11 acres M/L, Average CSR II 83.7. The acreage on this parcel is not part of this sale.

Parcel #2 in Section 10 Arcadia Township 119.75 acres M/L, Average CSR II 83.7



General Description: These Farms offer gentle slopes with good drainage, high percentage of cropland, and very productive soils. Located close to good markets. Would make an ideal investment or add on farm for someone's farming operation.

Terms of Auction: Buyers shall pay 10% of the purchase price on the day of the sale and sign a standard real-estate contract agreeing to pay the balance on or before July 20, 2026. Possession given at closing (subject to 2026 farm lease in place until March 1, 2027). There are no buyer contingencies of any kind. All Bidders are to have financial arrangements made before bidding. Real Estate taxes will be prorated to the date of closing. All announcements made the day of the sale will supersede any advertising. All information was gathered from reliable sources but not guaranteed by the sellers or the auction company.

Auctioneers Note: These farms will be offered as a choice sale, if the buyer of the first sale chooses one parcel, the other parcel will be reoffered to the next buyer. If the buyers of parcel 1 and parcel 2 are different owners, there will be a surveyed divide line done at the sellers expense. All bids will be on a dollar per acre basis. The Acreage on parcel # 1 has been surveyed off and is not offered in this Auction and will be sold at a later date.

The 2027 land rental agreement on the farm will be terminated.

HELEN LEITING ESTATE, OWNERS

Attorney for sellers: Ranniger Law

AUCTIONEERS: CHRIS LUDWIG

712-830-9879 & STEVE SEIDL 712-210-0209

Websites: cludwigauction.com, seidlauction.com, and auctionzip.com