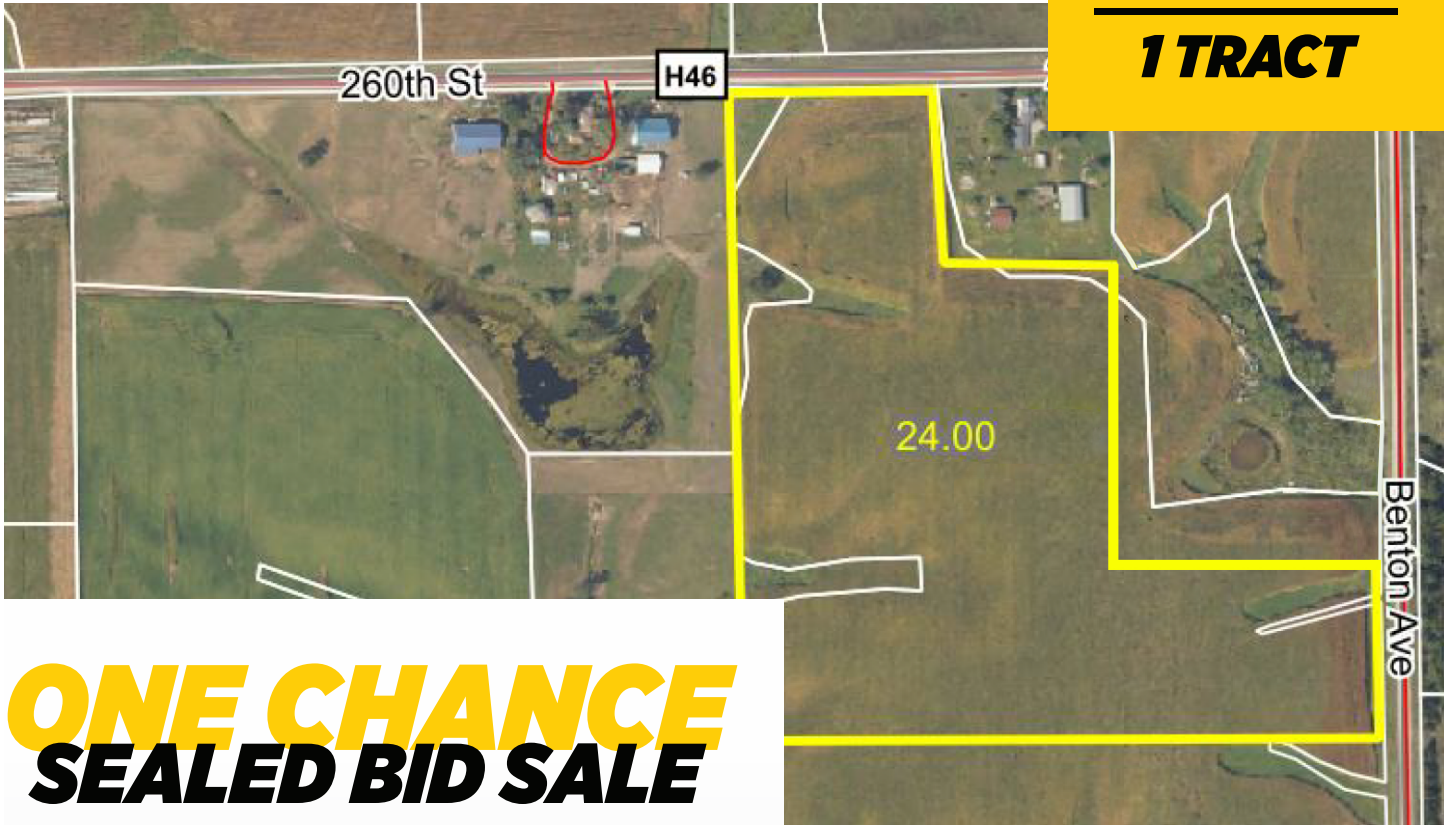


MIDWEST AG EXCHANGE

— Selling Land & Equipment —

**24±
ACRES**
1 TRACT



**ONE CHANCE
SEALED BID SALE**

**Tippecanoe Township
Todd W. Barton**

Lockridge, IA

To Request Bid Packet & Place Bids:

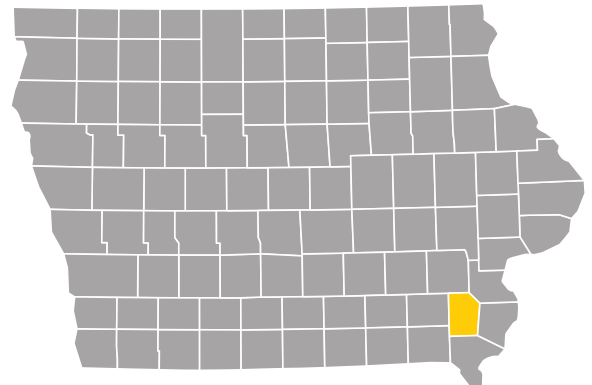
Midwest Ag Exchange
3187 320th Street | Crawfordsville, IA 52621

Tim Meyer – LIC B04868000
319-750-1233 | Tim@MidwestAgExchange.com

Nate Larson – LIC S73602000
319-931-3944 | Nate@FIConsultant.com

MidwestAgExchange.com

**Last Day to Present Bids:
Oct. 15, 2026 | 2PM**



Henry County, Iowa

Terms: 10% down upon signing purchase agreement with balance due at closing in 45 days.

The Terms and Conditions of Sale are set forth in the Buyer's Prospectus and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Midwest Ag Exchange make no warranties or guaranties expressed or implied.

Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Sellers Agents and owners will not be held responsible for advertising discrepancies or inaccuracies.

ALL ANNOUNCEMENTS TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

Midwest Ag Exchange along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure **legal** representation, at their expense, in all real estate transactions.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

BIDS ARE DUE BY October 15, 2026 at 2:00PM CST.

All bidders must request a bid packet and agree to the terms of the sale prior to placing a bid.

The successful buyer will be required to enter a real estate contract and a deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Down payment is due on the seller's final acceptance of the bid agreed upon.

The contract signing will take place at Midwest Ag Exchange office at, 3187 320th Street, Crawfordsville, Iowa 52621.

If the winning bidder is unable to come to the office for signing of the contract, arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy or send a scanned copy by email.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. This sale is not contingent on buyer's financing or any other buyer contingencies. Balance of the purchase price must be paid in full at closing on or before: **November 20, 2026.**

Closing will be facilitated by a professional escrow/title company and will be at the buyer's expense.

Seller will provide up-to-date merchantable abstract and title.

Property will be conveyed by a Warranty Deed.

2026 Taxes: Paid by BUYER.

Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner. Taxes will be prorated to the date of closing. Closing Agent Fee will be paid for by the Buyer.

THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.

THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.

All 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, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Agent make no warranties or guarantees as to the Seller's performance.

AGENCY DISCLOSURE

Midwest Ag Exchange is representing the Seller. Buyers can obtain their own representation at their expense.

POSSESSION

Possession will be on March 1, 2028. The farm is leased for the 2027 crop year. Buyer will get 100% of the 2027 crop year rent.

MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Agents do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

EASEMENTS AND SURVEY

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, any results that an accurate survey may show, as well as all applicable zoning laws.

BUYER DEFAULT

When using our real estate services, you are making a firm commitment to purchase said item(s) and are entering into a legal and binding contract. Bids may not be cancelled or retracted for any reason. Non-paying bidders or fraudulent bidding will subject you to legal recourse. Further, the Seller has the sole discretion to accept or refuse any bid.

Buyers can contact the agents to submit an offer on the property.

Tim Meyer – LIC B04868000
319-750-1233
Tim@MidwestAgExchange.com

Nate Larson – LIC S73602000
319-931-3944
Nate@FIConsultant.com

Sealed Bid Process:

- Final bids will be by total dollar amount and not per acre amount.
- There will be no “final round” of bidding unless a tie bid occurs.
- If a tie bid occurs, only the parties with the tying bids will be contacted to raise their previous bid.
- Seller reserves the right to accept, reject any and all bids.
- Down payment will be due upon acceptance and signing of the purchase agreement.

Bids are due by Thursday October 15, 2026 at 2:00PM CST.

Aerial Map

Tippecanoe Township

Auctioneer's Note: This sale presents the opportunity to purchase 24+/- acres in Tippecanoe Township, Henry County, Iowa. This sale is a great opportunity to purchase a highly tillable farm in Western Henry County, Iowa.

Land Located: The farm is located 8 miles SW of Mt. Pleasant. From Mt. Pleasant head west on Hwy 34, then turn south on Benton Avenue 3.25 miles and the farm is on your right.

Description: Section 30, Tippecanoe Township, Henry County, Iowa

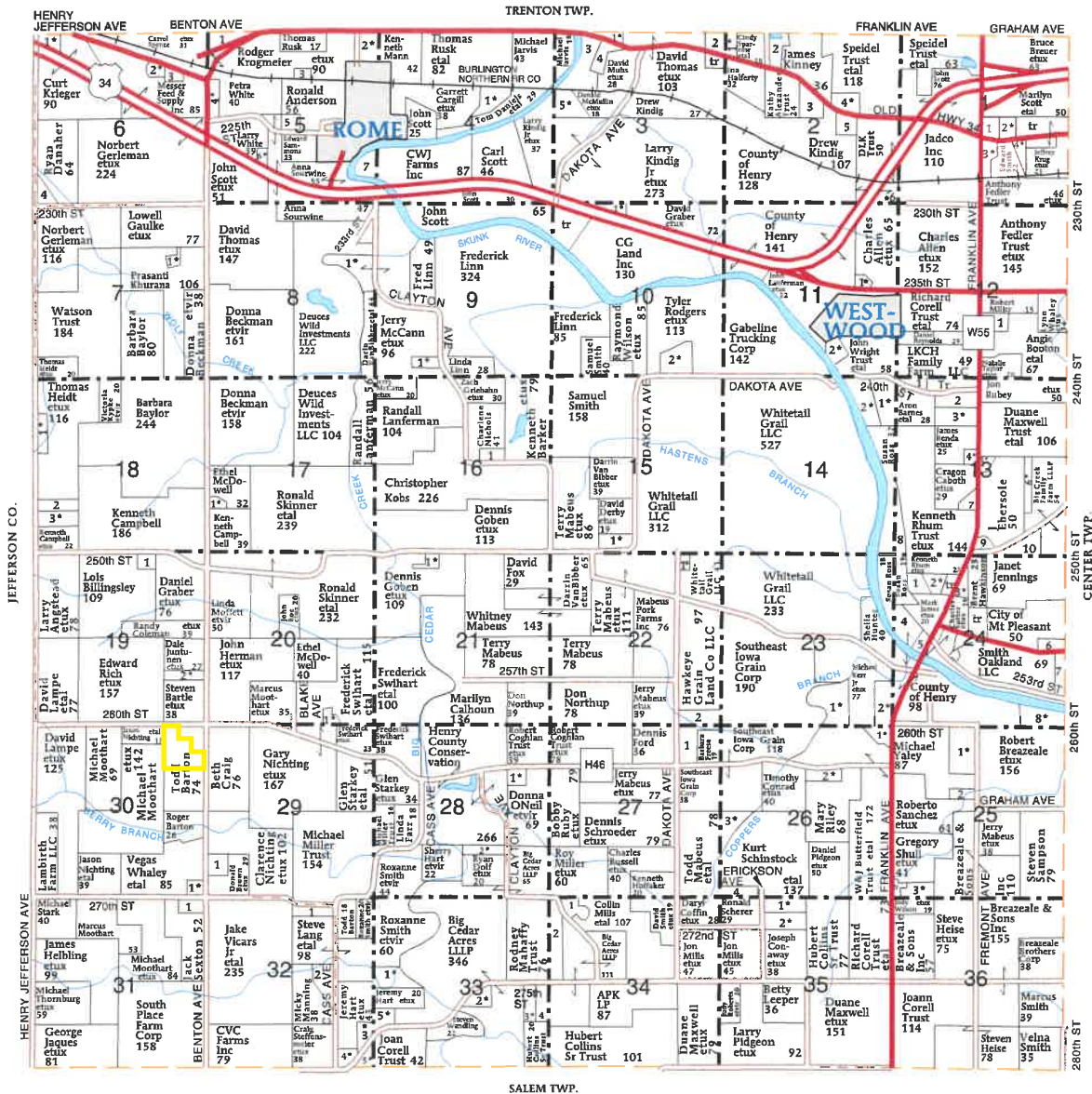
Total Acres: 24±



T-71-N

TIPPECANOE PLAT

R-7-W



TIPPECANOE TOWNSHIP

SECTION 1

- 1 MANDDE LLC 7
- 2 EBELING, CHAD ETUX 7
- 3 LANPHER, RICH ETUX 10
- 4 MCMULLIN, CHAD ETUX 7

SECTION 2

- 1 DENNING, TONY ETUX 8
- 2 WITTICH, NANCY 9
- 3 NICHOLS, TIMOTHY 11
- 4 HOUSH, JOHN ETUX 5
- 5 NICHOLS, TIMOTHY 10
- 6 ALLEN, CHARLES ETUX 12

SECTION 3

- 1 KINDIG, PHILLIP ETUX 6
- 2 MOREY, REBECCA 10

SECTION 4

- 3 MESSER FEED & SUPPLY INC 19
- 4 KINDIG, STEPHEN 14
- 5 KING JR, LARRY ETUX 12

SECTION 5

- 1 SCOTT, JOHN ETUX 13

SECTION 6

- 1 RICHARDSON, JAMES ETUX 7
- 2 JOHNSON, BRETT ETUX 9
- 3 GERLEMAN, TIMOTHY 6

SECTION 7

- 1 KRIEGER, SAM 12
- 2 THOMAS, DAVID ETUX 17
- 3 CITY OF ROME 6
- 4 WHITE, DANIEL ETUX 5
- 5 RODIBAUGH, ZACHARY 5
- 6 WHITE, RICHARD ETUX 7
- 7 CWJ FARMS INC 13

SECTION 8

- 1 PORTER, WILLIAM ETUX 6
- 2 BOOTON, ANGELA ETAL 9

SECTION 9

- 1 TULLER, DORIS 10

SECTION 10

- 1 NEIS, TIMOTHY ETUX 9

SECTION 11

- 1 VANBIBBER, HELAINE ETAL 75

SECTION 12

- 1 SETTLES, RANDY ETUX 7

SECTION 13

- 1 ANDERSON, RONALD 6
- 2 BOOTON TRUST, ANGELA 12
- 3 MOELLER, MARC ETUX 15
- 4 STAR, JEFFREY ETUX 5
- 5 WINGATE, ROBERT ETUX 6
- 6 MOELLER, THOMAS ETUX 10
- 7 MOORE, SHEILA 9
- 8 ROSS, SUSAN 13
- 9 BOLIN, TIMOTHY 12
- 10 MUELLER JR, JAMES 9

SECTION 14

- 1 BARNES, ARON ETAL 15
- 2 FARRINGTON, RONALD ETAL 15

SECTION 15

- 1 VANDEUSEN, DANIEL ETAL 9

SECTION 16

- 1 FRIEDEN, PAMELA 7

SECTION 17

- 1 MCDOWELL, MICHAEL ETUX 7

SECTION 18

- 1 HELTERBRAN, DAVID ETUX 15
- 2 HEIDT, SHANE 10
- 3 FORBESS, MICHAEL ETUX 15

SECTION 19

- 1 RICH, GARY 10
- 2 MULLEN, LEVON ETUX 12

SECTION 20

- 1 MILLARD, ANDREW ETUX 5

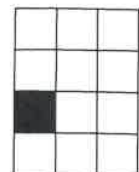
SECTION 21

- 1 CAMPBELL, KENNETH ETUX 10

SECTION 22

- 1 SCARFF, DREW ETUX 6
- 2 HENRY COUNTY CONSERVATION BOARD 10

SEE PAGE 46 FOR ADDITIONAL NAMES NOT LISTED ON MAP



Tract Details

Henry County, Iowa

5

Total Acres: 24± (assessed)

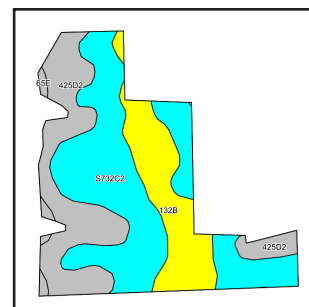
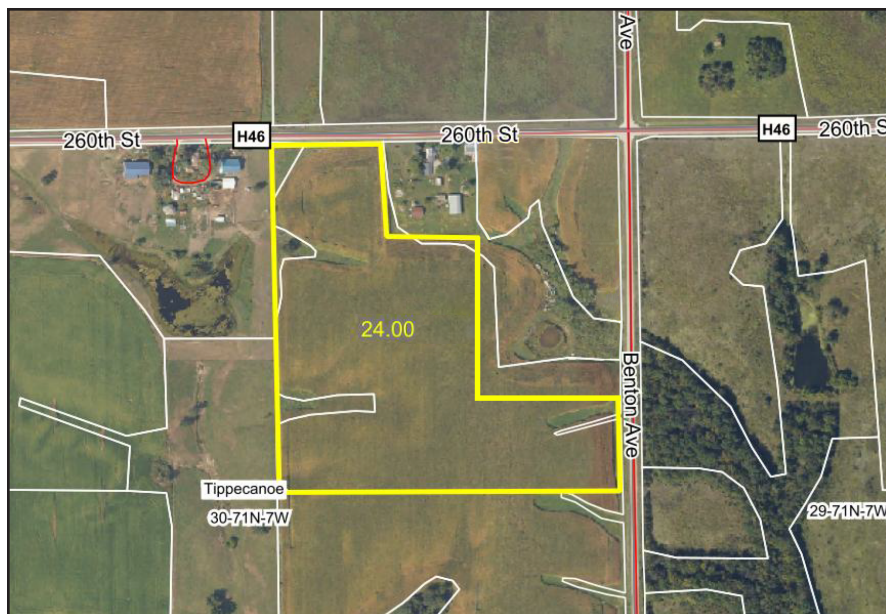
Description: Section 30, Tippecanoe Township, Henry County, IA

Tillable Cropland Acres: 22.55

Tax Parcel: 170073020000700

CSR2: 46 on tillable

Net Taxes: \$447



Soils data provided by USDA and NRCS.

Area Symbol: IA087, Soil Area Version: 30							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
S732C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	11.03	48.9%		IIIe	59	67
425D2	Keswick loam, 9 to 14 percent slopes, moderately eroded	6.45	28.6%		IVe	9	41
132B	Weller silt loam, 2 to 5 percent slopes	4.72	20.9%		IIIe	67	80
65E	Lindley loam, 14 to 18 percent slopes	0.35	1.6%		VIe	33	60
Weighted Average					3.33	46	*n 62.2

**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

*Lines are approximate



 Tract Boundary Cropland
 Noncropland

Wetland Determination Identifiers

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

2026 Program Year
 Phy. County: Henry, IA
 2023 imagery

0 200 400
 Ft

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.

Map Created 04/14/2026

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
36.08	34.02	34.02	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	34.02		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	WHEAT, OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.72	0.00	35	
Oats	1.55	0.00	40	
Corn	20.74	0.00	93	
Soybeans	0.10	0.00	26	
TOTAL	26.11	0.00		

Tract Number : 12478

Description : Sec 30 Tiptecanoe Twp
FSA Physical Location : IOWA/HENRY
ANSI Physical Location : IOWA/HENRY
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : TODD WILLIAM BARTON
Other Producers : None
Recon ID : 19-087-2025-15

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
36.08	34.02	34.02	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	34.02	0.00	0.00	0.00	0.00	0.00

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Soybeans	0.10	0.00	26
TOTAL	26.11	0.00	

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

MIDWEST AG EXCHANGE

—— Selling Land & Equipment ——

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