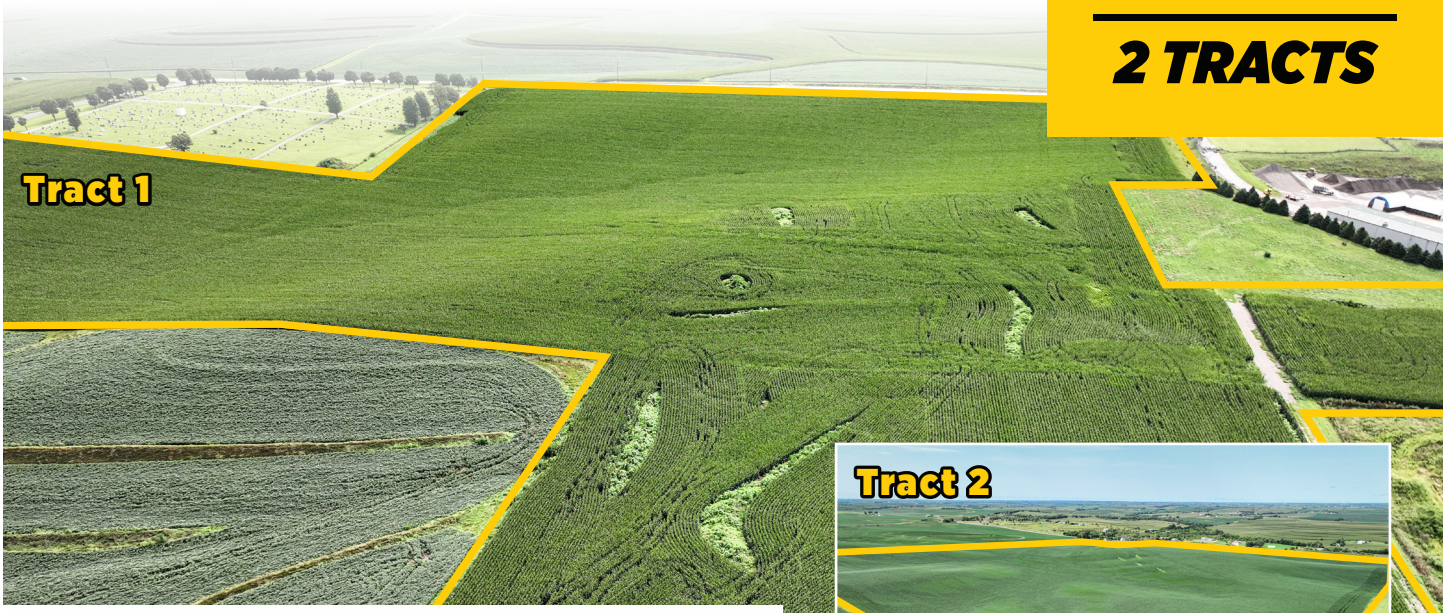
MIDWEST AG **EXCHANGE**

Selling Land & Equipment

211.82± ACRES

2 TRACTS





ONE CHANCE
SEALED BID SALE

Carson & Washington Township
Larry & Janel Allen Estate

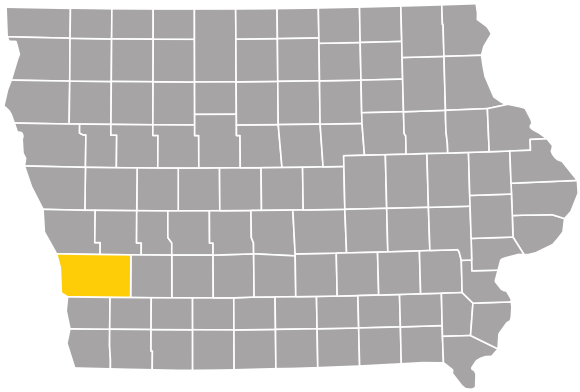
Carson, IA

To Request Bid Packet & Place Bids:

Midwest Ag Exchange
3187 320th Street
Crawfordsville, IA 52621
Trevor Frain – LIC S74228000
641-202-4992
trevor@midwestagexchange.com

MidwestAgExchange.com

Last Day to Present Bids:
Nov. 12, 2026 | 2PM



Pottawattamie 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 November 12, 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 133 S Oak Street, Carson, Iowa, 51525.

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: **December 23, 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.

POSSESSION
Possession of Tract 1 and Tract 2 will be at closing, subject to tenants. Buyer will receive 2027 farming rights.

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.

Sealed Bid Process

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

Trevor Frain – LIC S74228000
641-202-4992
trevor@midwestagexchange.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, November 12, 2026 at 2:00PM CST.

Aerial Map

Carson & Washington Township

Auctioneer's Note: This sale presents an opportunity to purchase 59.71± acres in Carson Township and 152.11± acres in Washington Township, Pottawattamie County, Iowa. This sale is a rare opportunity to buy high quality farm ground with multiple different future possibilities. Both tracts are incredible opportunities for farmers, investors or developers.

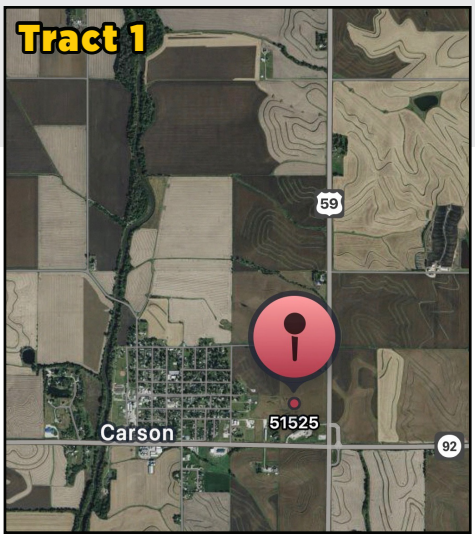
Land Located: Tract 1 is on the very east end of Carson, Iowa. Its east boundary is along HWY 59. Its south boundary is along HWY 92. Pavement on three sides. The entrance to the farm is along HWY 59 on the east side of the farm.

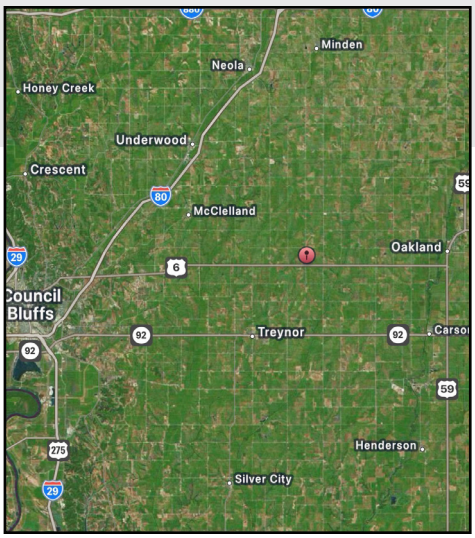
Tract 2 is 7 miles NE of Treynor, Iowa. Head north on 300th Street out of Treynor for 3 miles and turn right (east) on HWY 6 for 3 miles then you will turn left (north) on 330th Street. The farm will be located on your right 0.5 miles north of HWY 6.

Description: Tract 1: Section 2, Carson Township, Pottawattamie County, Iowa
Tract 2: Section 15, Washington Township, Pottawattamie County, Iowa

Total Acres: 211.82±

To be sold in 2 tracts!





*Lines are approximate

Tract 1 Details

Pottawattamie County, Iowa **4**

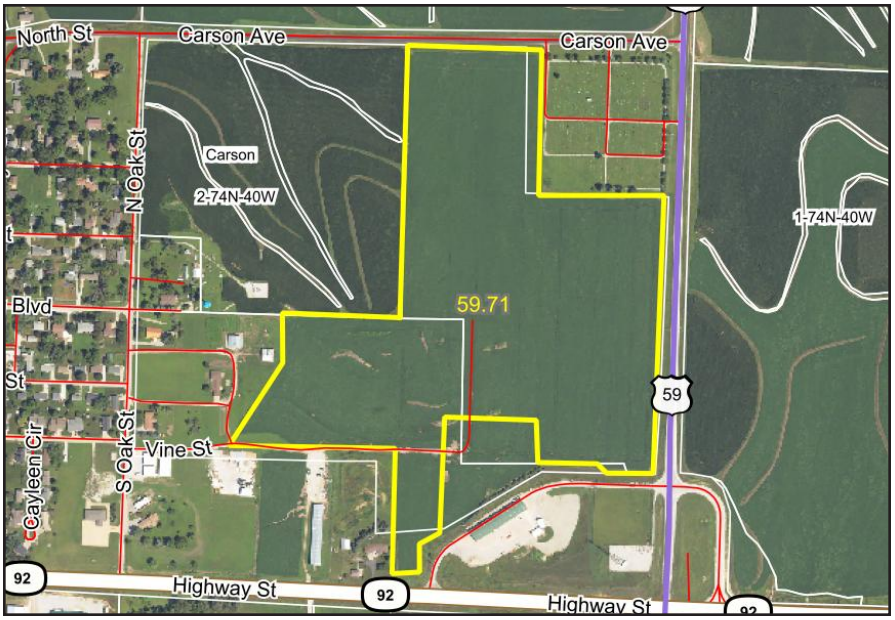
Total Acres: 59.71± (assessed)

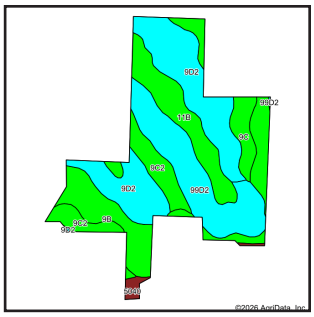
Tillable Cropland Acres: 59.1

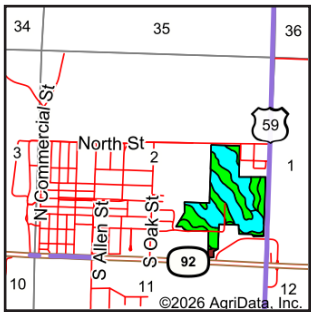
CSR2: 73 on tillable

Description: Section 2, Carson Township, Pottawattamie County, IA

Tax Parcel: 744002400003, 744002400030 & 744002400007 (Part)







Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 31								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	17.68	30.0%		IIIe	61	57	65
99D2	Exira silty clay loam, 9 to 14 percent slopes, eroded	12.54	21.2%		IIIe	59	54	64
9B	Marshall silty clay loam, 2 to 5 percent slopes	10.60	17.9%		IIe	95	83	77
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	7.97	13.5%		IIw	81	63	79
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	5.75	9.7%		IIIe	87	67	70
9C	Marshall silty clay loam, 5 to 9 percent slopes	3.79	6.4%		IIIe	89	69	81
5040	Udorthents, loamy	0.77	1.3%			5	5	
				Weighted Average	*-	**73**	**62.9**	***n 69.5**

**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
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

*Lines are approximate

Tract 2 Details

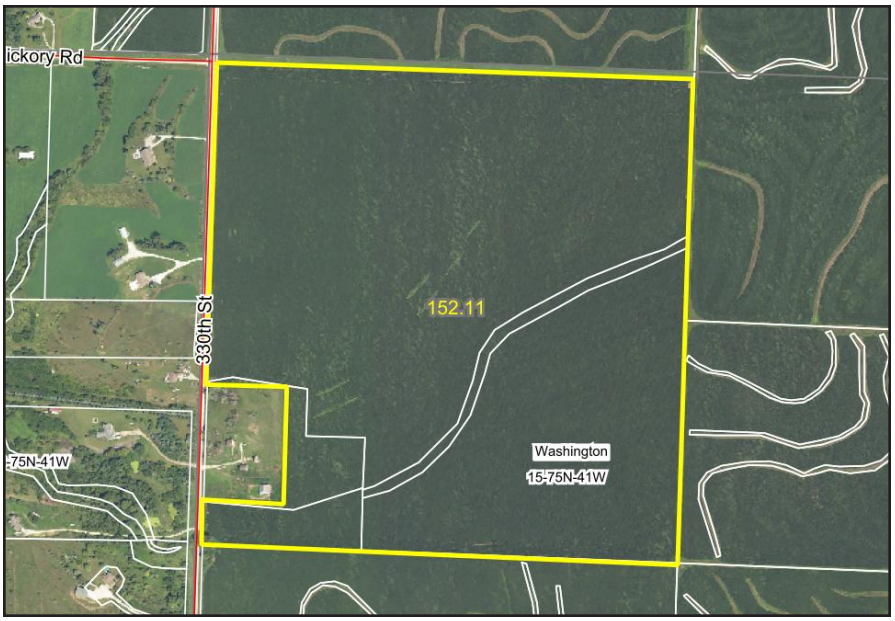
Total Acres: 152.11± (assessed)

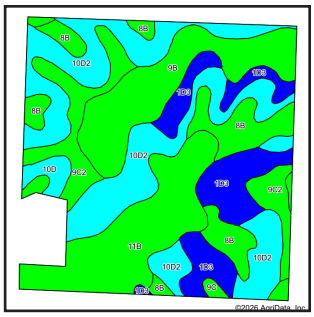
Tillable Cropland Acres: 151.7

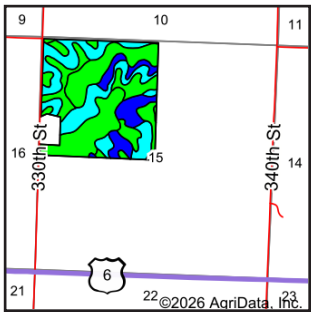
CSR2: 71.9 on tillable

Description: Section 15, Washington Township, Pottawattamie County, IA

Tax Parcel: 754115100001, 754115100002, 754115100003 & 754115100004







Soils data provided by USDA and NRCS.

Area Symbol: IA155, Soil Area Version: 31								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	45.67	29.9%		IIIe	60	53	70
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	27.42	18.1%		IIw	81	63	79
9B	Marshall silty clay loam, 2 to 5 percent slopes	23.49	15.5%		IIe	95	83	77
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	20.11	13.3%		IIIe	32	40	58
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	16.35	10.8%		IIe	92	82	80
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	14.65	9.7%		IIIe	87	67	70
10D	Monona silt loam, 9 to 14 percent slopes	2.67	1.8%		IIIe	63	55	81
9C	Marshall silty clay loam, 5 to 9 percent slopes	1.34	0.9%		IIIe	89	69	81
				Weighted Average	**2.56**	**71.9**	**62.4**	***n 72.5**

**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

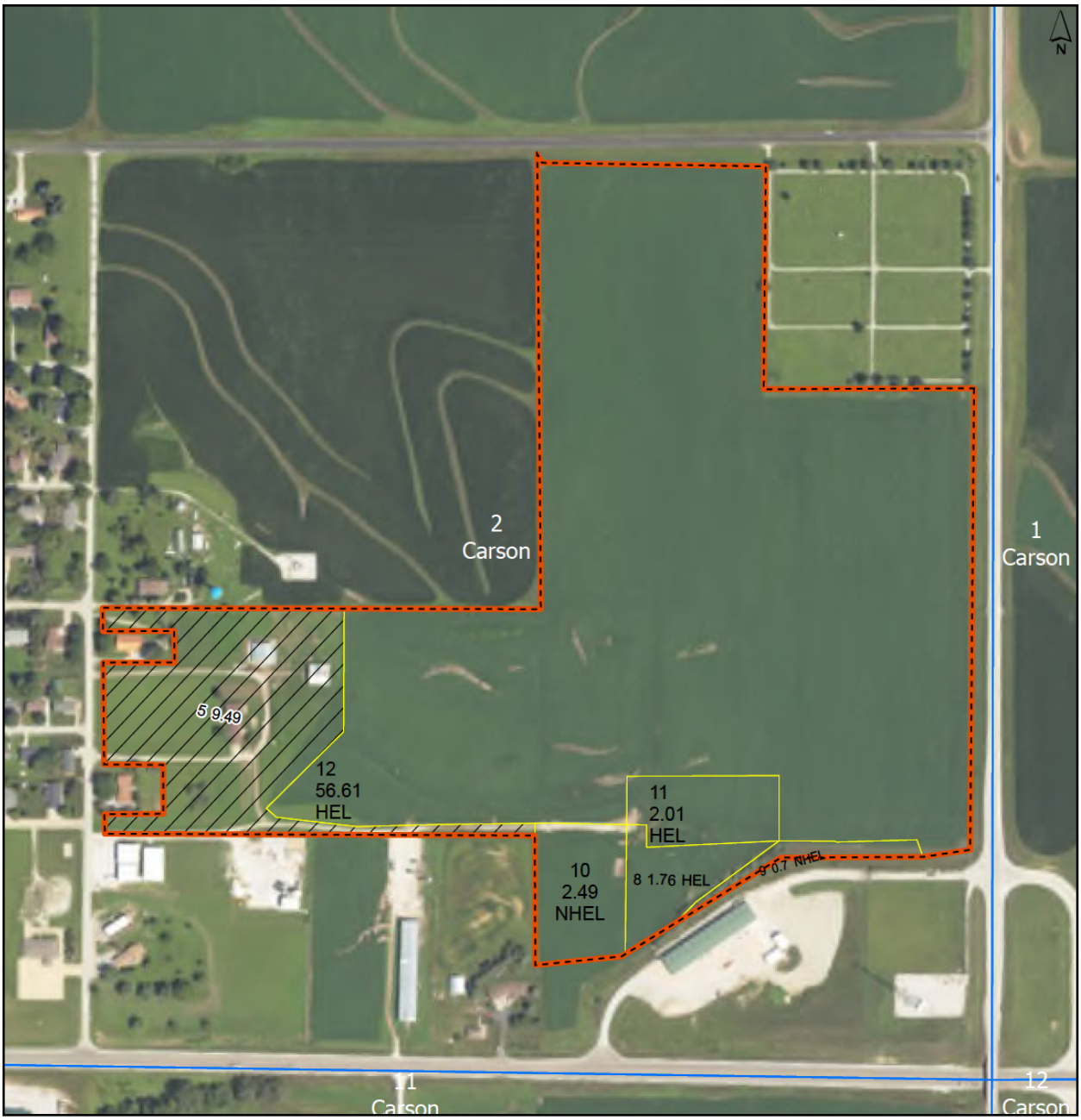
*Lines are approximate

FSA Map

Pottawattamie County, Iowa

6

Tract 1



Tract Boundary
Cropland
Noncropland

Tract Cropland Total: 63.57 acres

2026 Program Year
Phy. County: Pottawattamie, IA
2025 imagery

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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 05/19/2026

FSA Map

Pottawattamie County, Iowa

7

Tract 1



Tract Boundary Cropland

Tract Cropland Total: 0.66 acres

2026 Program Year
Phy. County: Pottawattamie, IA
2025 imagery

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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.

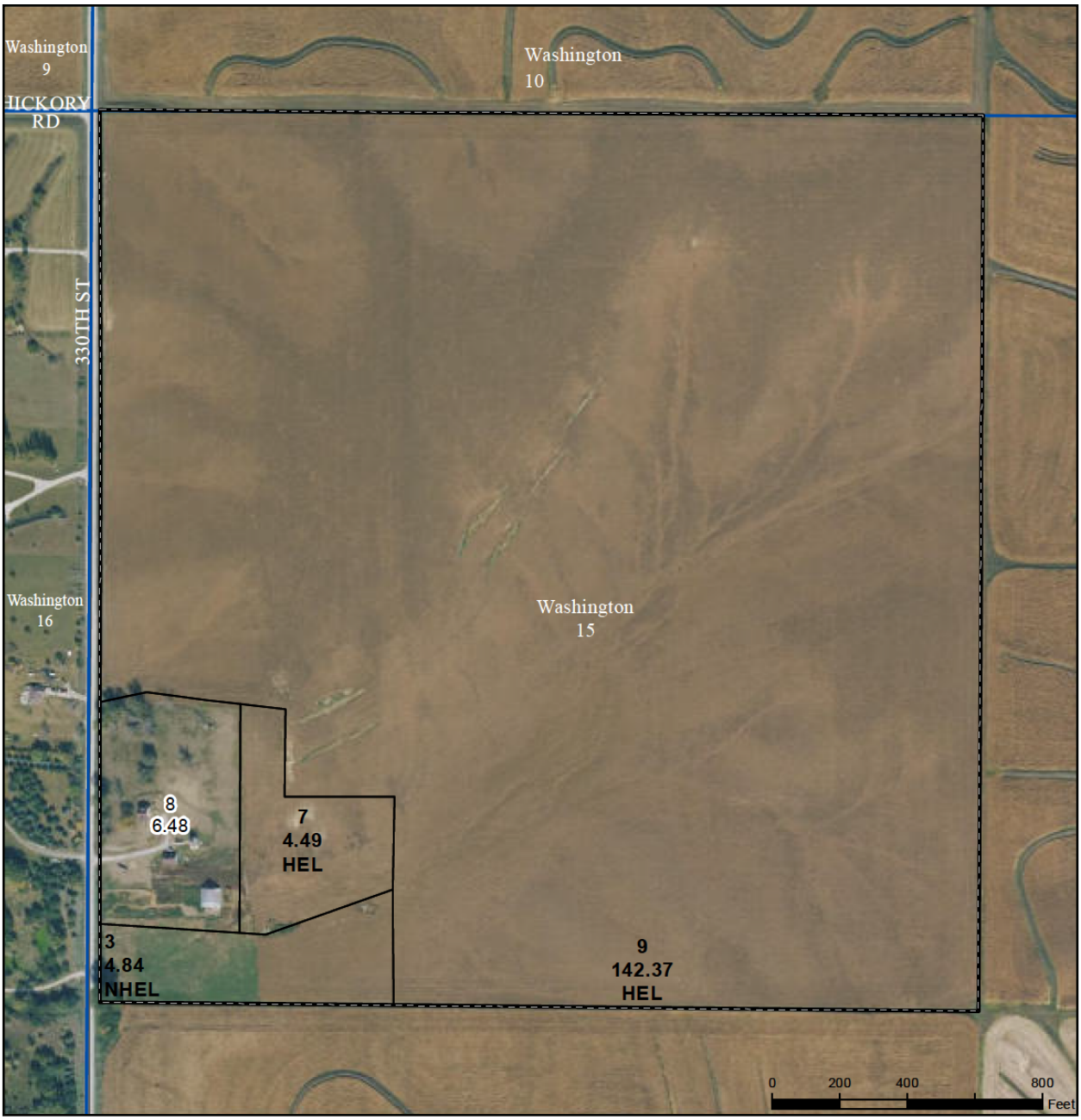
Map Created 05/19/2026

FSA Map

Pottawattamie County, Iowa

8

Tract 2



Legend

Non-Cropland | CRP | Iowa PLSS

Cropland | Tract Boundary | Iowa Roads

Wetland Determination Identifiers

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

Tract Cropland Total: 151.70 acres

2026 Program Year

Map Created March 02, 2026

Farm **2826**

Tract **1769**

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).

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Tract 1

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
73.06	63.57	63.57	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	63.57		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP

Tract Number : 449

Description : E SE 2 74 40 Carson
FSA Physical Location : IOWA/EAST POTTAWATTAMIE
ANSI Physical Location : IOWA/POTTAWATTAMIE
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 : LARRY D ALLEN
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
73.06	63.57	63.57	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	63.57	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

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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.

Tract 1

Farm Land Data									
Farmland	**Cropland**	**DCP Cropland**	**WBP**	**EWP**	**WRP**	**GRP**	**Sugarcane**	**Farm Status**	**Number Of Tracts**
0.66	0.66	0.66	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	0.66		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	**ARC County**	**Price Loss Coverage**
None	None	None

DCP Crop Data				
Crop Name	**Base Acres**	**CCC-505 CRP Reduction Acres**	**PLC Yield**	**HIP**

Tract Number : **10756**

Description : pt SE SE 2 74 40 Carson
FSA Physical Location : IOWA/EAST POTTAWATTAMIE
ANSI Physical Location : IOWA/POTTAWATTAMIE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : LARRY D ALLEN
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	**Cropland**	**DCP Cropland**	**WBP**	**EWP**	**WRP**	**GRP**	**Sugarcane**
0.66	0.66	0.66	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	0.66	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	**Base Acres**	**CCC-505 CRP Reduction Acres**	**PLC Yield**

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.

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Tract 2

Farm Land Data									
Farmland	**Cropland**	**DCP Cropland**	**WBP**	**EWP**	**WRP**	**GRP**	**Sugarcane**	**Farm Status**	**Number Of Tracts**
158.18	151.70	151.70	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	151.70		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	CORN	None

DCP Crop Data				
Crop Name	**Base Acres**	**CCC-505 CRP Reduction Acres**	**PLC Yield**	**HIP**
Corn	84.40	0.00	103	0
TOTAL	**84.40**	**0.00**		

Tract Number : 1769

Description : NW 15 75 41 Washington
FSA Physical Location : IOWA/EAST POTTAWATTAMIE
ANSI Physical Location : IOWA/POTTAWATTAMIE
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 : LARRY D ALLEN
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	**Cropland**	**DCP Cropland**	**WBP**	**EWP**	**WRP**	**GRP**	**Sugarcane**
158.18	151.70	151.70	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	151.70	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	84.40	0.00	103
TOTAL	**84.40**	**0.00**	

MIDWEST AG **EXCHANGE**

Selling Land & Equipment

MidwestAgExchange.com

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