

# LAND AUCTION

**100 +/- Acres • Winnebago County, IA**  
**Tuesday, September 8, 2026 • 10:30 a.m.**  
**Heritage Town Center, 201 Second Ave SW, Buffalo Center, IA 50424**

## LAND LOCATION:

**From Thompson** – 5 miles west on Hwy 9, then south on 50th Ave one mile.

**From Buffalo Center** – 3 miles east on Hwy 9, then south on 50th Ave one mile.

## LEGAL:

The West Half of the Southwest Quarter of the Southwest Quarter (W1/2SW1/4SW1/4) of Section Twenty-four (24), and the West half of the Northeast Quarter (W/2NE1/4) of Section Twenty-six (26), all in Township Ninety-nine (99) North, Range Twenty-six (26) West of the Fifth (5th) P.M.

Average CSR2 73.6



**See inside for details.**



**Damon Adams**  
**Darwin Adams**  
**Auctioneers**  
[www.IowaLandAuctioneers.com](http://www.IowaLandAuctioneers.com)



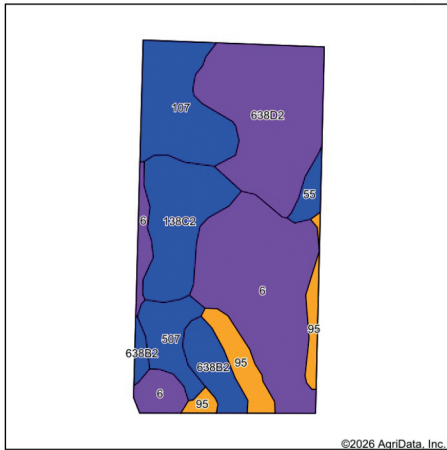
**Mike Nissly, Broker**  
**Nissly & Nissly, Inc.**  
**Office: 641-648-4285**  
**Cell: 515-689-3412**  
[www.NisslyandNissly.com](http://www.NisslyandNissly.com)



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100 +/- Acres • Winnebago County, IA • September 8, 2026

Soils Map



Soils data provided by USDA and NRCS.

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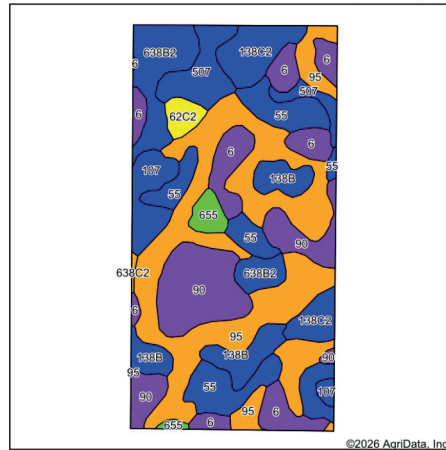


State: Iowa  
County: Winnebago  
Location: 24-99N-26W  
Township: Buffalo  
Acres: 18.93  
Date: 7/15/2026

NISSLY AND NISSLY INC.  
Farm Management - Income Tax  
Accounting - Payroll Services  
NisslyandNissly.com

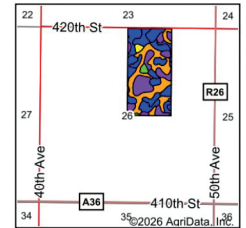


Soils Map



Soils data provided by USDA and NRCS.

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State: Iowa  
County: Winnebago  
Location: 26-99N-26W  
Township: Buffalo  
Acres: 79.24  
Date: 7/15/2026

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| Area Symbol: IA189, Soil Area Version: 35 |                                                                    |       |                  |             |                   |           |               |        |                  |               |                   |         |  |
|-------------------------------------------|--------------------------------------------------------------------|-------|------------------|-------------|-------------------|-----------|---------------|--------|------------------|---------------|-------------------|---------|--|
| Code                                      | Soil Description                                                   | Acres | Percent of field | CSR2 Legend | Non-Irr Class 'c' | 1 Corn Bu | 1 Soybeans Bu | CSR2** | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Soybeans |         |  |
| 6                                         | Okoboji silty clay loam, 0 to 1 percent slopes                     | 5.84  | 30.9%            |             | Illw              | 168.0     | 48.7          | 59     | 77               | 74            | 74                |         |  |
| 638D2                                     | Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded | 4.40  | 23.2%            |             | IVe               | 80.0      | 23.2          | 53     | 68               | 67            | 67                |         |  |
| 107                                       | Webster clay loam, 0 to 2 percent slopes                           | 2.48  | 13.1%            |             | Ilw               | 224.0     | 65.0          | 86     | 83               | 78            | 82                |         |  |
| 138C2                                     | Clarion loam, 6 to 10 percent slopes, moderately eroded            | 2.42  | 12.8%            |             | Ille              | 204.8     | 59.4          | 83     | 70               | 68            | 70                |         |  |
| 95                                        | Harpis clay loam, 0 to 2 percent slopes                            | 1.29  | 6.8%             |             | Ilw               | 198.4     | 57.5          | 72     | 82               | 70            | 82                |         |  |
| 638B2                                     | Clarion-Swanlake complex, 2 to 6 percent slopes                    | 1.09  | 5.8%             |             | Ille              | 80.0      | 23.2          | 85     | 82               | 75            | 82                |         |  |
| 507                                       | Canisteo clay loam, 0 to 2 percent slopes                          | 1.06  | 5.6%             |             | Ilw               | 224.0     | 65.0          | 84     | 81               | 71            | 81                |         |  |
| 55                                        | Nicollet clay loam, 1 to 3 percent slopes                          | 0.35  | 1.8%             |             | Ilw               | 233.6     | 67.7          | 89     | 81               | 81            | 81                |         |  |
| Weighted Average                          |                                                                    |       |                  |             |                   | 2.88      | 160.9         | 46.7   | 68.5             | *n 75.7       | *n 71.9           | *n 74.4 |  |

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

\*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.

| Area Symbol: IA189, Soil Area Version: 35 |                                                                    |       |                  |             |                   |           |               |        |                  |               |                   |         |  |
|-------------------------------------------|--------------------------------------------------------------------|-------|------------------|-------------|-------------------|-----------|---------------|--------|------------------|---------------|-------------------|---------|--|
| Code                                      | Soil Description                                                   | Acres | Percent of field | CSR2 Legend | Non-Irr Class 'c' | 1 Corn Bu | 1 Soybeans Bu | CSR2** | *n NCCPI Overall | *n NCCPI Corn | *n NCCPI Soybeans |         |  |
| 95                                        | Harpis clay loam, 0 to 2 percent slopes                            | 24.81 | 31.3%            |             | Ilw               | 198.4     | 57.5          | 72     | 82               | 70            | 82                |         |  |
| 90                                        | Okoboji mucky silt loam, 0 to 1 percent slopes                     | 10.11 | 12.8%            |             | Ilw               | 185.6     | 53.8          | 55     | 67               | 65            | 67                |         |  |
| 55                                        | Nicollet clay loam, 1 to 3 percent slopes                          | 9.67  | 12.2%            |             | Ilw               | 233.6     | 67.7          | 89     | 81               | 81            | 81                |         |  |
| 6                                         | Okoboji silty clay loam, 0 to 1 percent slopes                     | 8.23  | 10.4%            |             | Ilw               | 168.0     | 48.7          | 59     | 77               | 74            | 74                |         |  |
| 638B2                                     | Clarion-Swanlake complex, 2 to 6 percent slopes                    | 6.11  | 7.7%             |             | Ille              | 80.0      | 23.2          | 85     | 82               | 75            | 82                |         |  |
| 138B                                      | Clarion loam, 2 to 6 percent slopes                                | 5.05  | 6.4%             |             | Ille              | 225.6     | 65.4          | 89     | 83               | 78            | 83                |         |  |
| 138C2                                     | Clarion loam, 6 to 10 percent slopes, moderately eroded            | 4.99  | 6.3%             |             | Ille              | 204.8     | 59.4          | 83     | 70               | 68            | 70                |         |  |
| 507                                       | Canisteo clay loam, 0 to 2 percent slopes                          | 4.38  | 5.5%             |             | Ilw               | 224.0     | 65.0          | 84     | 81               | 71            | 81                |         |  |
| 107                                       | Webster clay loam, 0 to 2 percent slopes                           | 3.27  | 4.1%             |             | Ilw               | 224.0     | 65.0          | 86     | 83               | 78            | 82                |         |  |
| 655                                       | Crippin loam, 1 to 3 percent slopes                                | 1.36  | 1.7%             |             | Ille              | 233.6     | 67.7          | 91     | 86               | 71            | 86                |         |  |
| 62C2                                      | Storden loam, 6 to 10 percent slopes, moderately eroded            | 1.13  | 1.4%             |             | Ille              | 177.6     | 51.5          | 64     | 68               | 64            | 68                |         |  |
| 638C2                                     | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 0.13  | 0.2%             |             | Ille              | 80.0      | 23.2          | 75     | 71               | 69            | 71                |         |  |
| Weighted Average                          |                                                                    |       |                  |             |                   | 2.17      | 193.5         | 56.1   | 74.8             | *n 78.6       | *n 72.2           | *n 78.2 |  |

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

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

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**6 ▪ 10:30 a.m. ▪ Heritage Town Center, 201 Second Ave SW, Buffalo Center, IA 50424**

#### **AUCTION METHOD:**

Farm will be sold as 100A. more or less.

#### **CONDITIONS:**

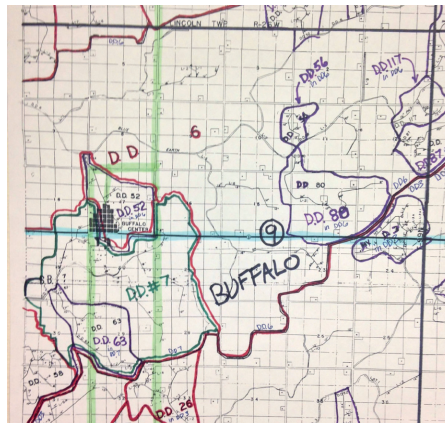
Final sale is subject to approval or rejection by the Seller. Final sale is subject to any and all easements, covenants, leases and any other restrictions of record. All property is sold AS/IS, WHERE/IS, with absolutely no guarantees or warranties, whether expressed or implied. Information provided is believed to be reliable, however, the Seller, Broker or Auctioneer make no guarantee to its accuracy. It is the Buyer's responsibility to inspect the property and gather information in order to make their own judgment. Any and all announcements made on auction day take precedence over any and all printed material.

#### **LEASING:**

The 2026 Lease has been canceled.  
The farm is not under contract for 2027.

#### **DRAINAGE:**

Farm is located in Winnebago County Drainage District 3. There is a 10" county tile which crosses the SE corner of the 80 A. This is identified as L-10 which outlets into L-9. There is additional private tile also. Maps will be available at the auction or by request to [mn@nisslyandnissly.com](mailto:mn@nisslyandnissly.com).



#### **MINERALS:**

All mineral rights will be conveyed to the Buyer.

#### **REGISTRATION:**

All prospective bidders must register and receive a bidder's number on auction day. Onsite bidders will register onsite on auction day. Phone bidders are also accepted. Phone Bidders need to call and register by 10:00 am the day of the auction.

#### **TERMS:**

A 10% down payment required on auction day via cash, check or bank wire transfer. All funds will be held in Broker's trust account. Sale is not contingent upon Buyer financing.

#### **CLOSING:**

On December 1, 2026 at a location suitable to buyer and seller's agent.

#### **POSSESSION:**

Full Possession will be March 1, 2027 when the 2026 lease is completed. The buyer will have access to the farm this fall to do fall tillage.

#### **PROPERTY TAXES:**

97.5 Acres Taxable \$3,462 was paid in 2025-2026 year. New Assessment will be available on the date of the sale. Property taxes will be prorated to the date of sale.

#### **CONTRACT & TITLE:**

Upon conclusion of the auction and subject to Seller approval, the Buyer will enter into a real estate contract. The Seller will provide current abstract at Seller's expense.

#### **SELLER:**

Kent, Kevin, Kurtis Buckner.

#### **BROKER/AGENCY:**

Nissly & Nissly, Inc. and its representatives are agents of the Seller.

#### **AUCTIONEER:**

Iowa Land Auctioneers, Inc. and its representatives are the auctioneers.



511 Washington Avenue  
Iowa Falls, IA 50126

**LAND AUCTION**  
**100 +/- ACRES**