

FARMLAND AUCTION

NORRIS FARMS LIMITED

Norris Farms Limited offers the following farm real estate located East of Oskaloosa and Southeast of New Sharon, Mahaska County, Iowa, for sale:

Parcel 1: The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 9, Township 76 North, Range 15 West of the 5th P.M., consisting of approximately 74.45 acres more or less. Average CSR2 approximately 72.5. Multiplier 74.

Parcel 2: The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 9, Township 76 North, Range 15 West of the 5th P.M., consisting of approximately 78.46 acres more or less. Average CSR2 approximately 68.28. Multiplier 78.

Parcel 3: The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 75 North, Range 15 West of the 5th P.M., consisting of approximately 38.03 acres more or less. Average CSR2 approximately 81.13. Multiplier 38.

Parcel 4: The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 75 North, Range 15 West of the 5th P.M., consisting of approximately 39.00 acres more or less. Average CSR2 approximately 70.06; and the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 75 North, Range 16 West of the 5th P.M., consisting of approximately 19.5 acres more or less. Average CSR2 approximately 60.47. Multiplier 58.

Parcel 5: Lot 2, except the West 200 feet of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 75 North, Range 15 West of the 5th P.M., consisting of approximately 9.5 acres more or less. Average CSR2 approximately 83.23; and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ North of the railroad right of way, Section 16, Township 75 North, Range 15 West of the 5th P.M., consisting of approximately 13.0 acres more or less. Average CSR2 approximately 75.33; and the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ except the railroad right of way, Section 15, Township 75 North, Range 15 West of the 5th P.M., consisting of approximately 34.12 acres more or less. Average CSR2 approximately 86.75; and a Quit Claim Deed only as to the railroad right of way in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Township 75 North, Range 15 West of the 5th P.M. Approximately 3.03 acres more or less. CSR2 89.22. Multiplier 59.

Due date for offers: Tuesday, March 31, 2026, at 4:00 P.M.

Auction date: Wednesday, April 1, 2026, at 9:00 AM.

Closing Date: April 30, 2026

The farmland is available for 2026. The farm lease has been terminated effective March 1, 2026.

All offers must be on the Offer to Buy form provided by Kreykes & Chaplin, P.L.C. All offers must be received no later than Tuesday, March 31, 2026, at 4:00 P.M. by Kreykes & Chaplin, P.L.C., 700 Main Street, Suite 201. Offer to Buy forms may be obtained and submitted either in person, via email (fred@kreykesandchaplin.com) or facsimile (641-628-9082).

The top bidders will be invited to attend a private auction on Wednesday, April 1, 2026, at 9:00 AM, at Kreykes & Chaplin, P.L.C. 700 Main Street, Suite 201, Pella, IA 50219. At the private auction, the top bidders will be permitted to raise the offers one or more times until the bidding ceases.

The successful bidder will be required to execute an Offer to Buy and pay 10% of the purchase price upon acceptance of the Offer, which will be held in Kreykes & Chaplin PLC Trust Account. The balance of the purchase price will be due at closing on or about April 30, 2026. Prior to closing, Sellers will provide an abstract of title showing merchantable title. Real estate taxes will be prorated to April 30, 2026.

Sale is not contingent upon Buyer financing. If Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the down payment will be forfeited. The Sellers reserve the right to reject any and all bids for any reason at any time. Announcements at the private auction on April 1, 2026, shall take precedence.

The sale is subject to all easements, covenants and restrictions of record.

Information provided herein was obtained from sources deemed reliable, but neither Fred J. Kreykes, Kreykes & Chaplin, P.L.C. nor the Seller make any guarantees or warranties as to its accuracy. All sketches, dimensions and acreage figures are approximate. No survey will be furnished by Sellers. All bidders are responsible for conducting their own inspection, inquiries and due diligence regarding the property, and to rely upon their own conclusions. The property is sold "AS IS" with no express or implied warranties or guarantees.

Additional information is available from

Terry Norris – Phone 641-660-2361

Peggy Hults – Phone 515-707-1633

Fred J. Kreykes, Attorney at Law

700 Main Street, Suite 201, Pella, IA 50219

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Email: fred@kreykesandchaplin.com

More information on our website: www.kreykesandchaplin.com



