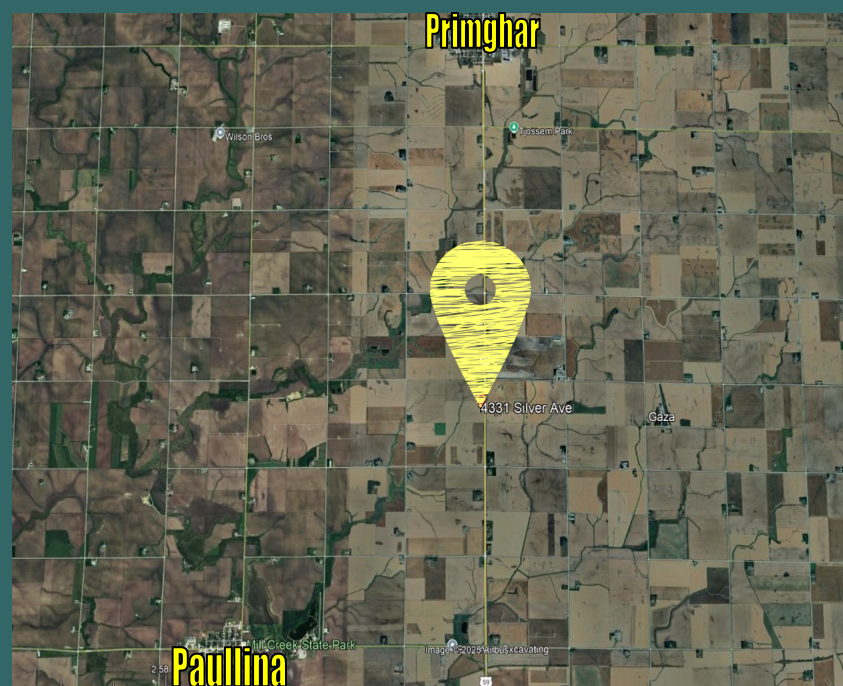




3.78 Acre Site with Excellent Location Between Paullina & Primghar, IA @ ONLINE ONLY AUCTION

BIDDING BEGINS Tuesday, November 4 @ 12 PM & CLOSES Tuesday, November 11 @ 12 PM



4331 Silver Ave Paullina, IA 51046

From Paullina, IA go 3 miles east on Hwy 10 and 2 3/4 miles north on Hwy 59 OR
from Primghar, IA go 4 1/4 miles south on Hwy 59.

Open House: November 4 from 4-5 PM

This acreage offers a rare chance to own a versatile rural property in a prime location. Whether you're looking to build, expand, or invest, this site provides **space, infrastructure, and potential**. Explore the possibilities and **make your move in Northwest Iowa!**

📍 Excellent Location – Adjacent to Highway 59, conveniently situated between Paullina and Primghar

📏 3.78 Surveyed Acres – A well-established site with space and potential

Well-established **grove of mature trees** offers privacy, windbreak, and natural beauty

Rural water and electric service already on site – ready for your future plans

🏠 Buildings & Improvements:

- **Double Garage** – Metal roof with two overhead doors
- **Poultry Building** – 16' x 46' with durable metal roof
- **Wooden Machine Shed** – 26' x 50', also with metal roof
- **Older Barn & Corn Crib** – Classic rural charm and utility

Real Estate Taxes: The taxes will be pro-rated to the buyer as of the date of possession based on the current taxes. Estimated taxes are \$240 per year.

Brief Legal Description: 4331 Silver Ave, Paullina, IA 51046. Parcel C in the S 1/2 NE 1/4 Section 25-95-41; containing 3.78 surveyed acres.

Real Estate Terms: 10% down payment upon close of auction and notification of successful bidder on November 11, 2025. Balance will be due at closing, on or before December 17, 2025. The abstract will be continued to date. Seller guarantees a clear and marketable title on the property.

Real Estate Possession: December 17, 2025 or at time of closing.

Auction Company Note: Here is an excellent opportunity to purchase a versatile property located between Paullina and Primghar, IA. This property offers plenty of space and storage, making it suitable for a variety of uses. You can't go wrong with this one! There was a residence that has been recently demolished. This will be an **ONLINE ONLY AUCTION**, giving you the flexibility to place bids at your convenience—any time of the day or night. Visit our website at www.vw72.com for detailed instructions on how to register and bid. Please note, **there will be a 5% buyer's premium**. There will be an open house on November 4th from 4-5 PM. If you have any questions regarding the online bidding process, feel free to give us a call at 712-729-3264. Thank you for your interest—have fun bidding, and don't hesitate to contact us if we can assist you in any way! —Todd, Shannon, Rich, and Levi.

Terms: This property is being sold "as-is" "where-is". Information contained within this advertising was received from sources deemed to be reliable; however, no warranties are provided by the auction company regarding these. All prospective bidders are encouraged to take whatever steps necessary to satisfy themselves regarding the sizes, condition, real estate taxes and all other information provided in this advertisement. There are no warranties expressed or implied by the auction company or auctioneers. The auction company represents the **SELLERS** in this transaction. Additional terms and conditions are posted on line. Not responsible for accidents. Potential bidders must agree to these terms and conditions prior to registering and bidding. Online announcements will supersede any written advertising information.

David Berntson Estate



Auction signs posted!

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