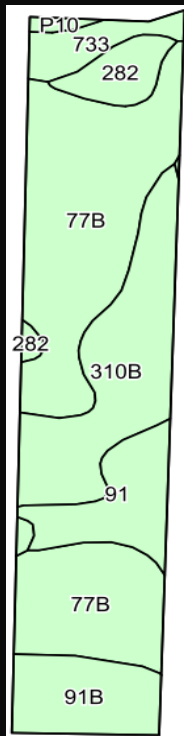
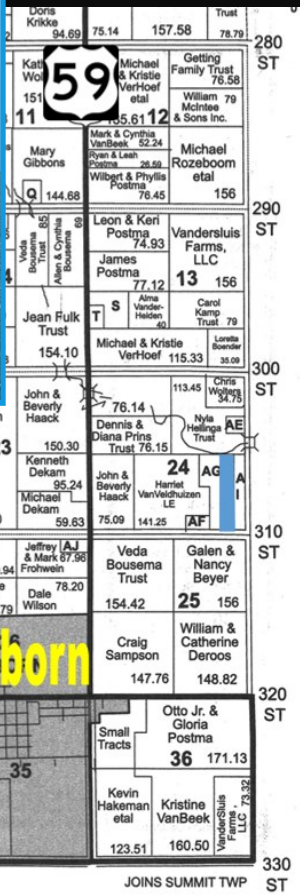


29.90 ACRES OF FARMLAND @ ONLINE ONLY AUCTION BIDDING BEGINS Thursday, November 13 @ 12 PM & CLOSES Thursday, November 20 @ 12 PM



General Description: Selling will be **29.90 +/- acres** of Franklin Township, O'Brien County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Sac, Galva, Primghar, Ransom and Calco series. The farm has an estimated average **CSR 2 of 94.9**. This inside farm is nearly all tillable with approx. 28.68 tillable acres.

Brief Legal Description: The west 30 acres of the east 60 acres in the E 1/2 of the SE 1/4 of Section 24-97-41, Franklin Township, O'Brien County, Iowa. Property contains 29.90 more or less acres.

Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2026, as well as all prior taxes. The estimated net annual real estate taxes are \$1,074 per year.

Method of Sale: Bid price per acre times 29.90 +/- acres sold online only.

Terms: 10% down upon conclusion of the auction. A late charge will apply for buyers delaying the closing. The abstracts will be continued to date. The buyers will have 10 days from receipt of abstract to have the abstract examined. The sellers guarantee a clear and marketable title on the property. The owners reserve the right to reject any and all bids. Online bidders must agree to these terms and conditions as well as online conditions prior to registering and must be verified 24 hours prior to start of auction.

Possession/Closing: December 29, 2025 (**IMMEDIATE POSSESSION**)

Company Note: We're excited to offer this rare opportunity to purchase prime farmland in O'Brien County at online only public auction. We are pleased to work alongside the Van Veldhuizen Family in presenting this property. Whether you're an investor or a farmer looking to expand, this is a chance you won't want to miss. For full details, maps, photos, and terms, visit our website: www.vw72.com This will be an **'ONLINE ONLY AUCTION'**! This method offers you the opportunity to bid at your convenience any time of the day or night. Go to our website: www.vw72.com for instructions on how to register and bid. If you have any questions regarding the online bidding, please give us a call at 712-729-3264. All bidders will be required to present a letter of credit at time of registration. Thank you for your interest, have fun bidding and please call if we can assist you in any way! If you have any questions, feel free to contact us. We appreciate your interest and look forward to seeing you at the auction. Rich, Todd, Shannon and Levi

Note: This farm is being sold "as is." While every effort has been made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the auction company, the auctioneers, the seller or their agents concerning condition of the property, the corn bases, corn yields or other supplied information. Property is being sold subject to any easements, including road, drainage, utility or other easements of record. All prospective purchasers are encouraged to inspect and verify information provided herein. Vander Werff & Associates Inc., represent the sellers for this transaction. Not responsible for accidents. Any announcements made the day of the auction will supersede this advertisement.

Jeane Van Veldhuizen

Jeff Queck ~ Attorney (Queck Law)



Auction signs posted!

www.vw72.com

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