

136.82 Surveyed Acres in Lincoln Township, O'Brien County, Iowa

Thursday, March 19, 2026

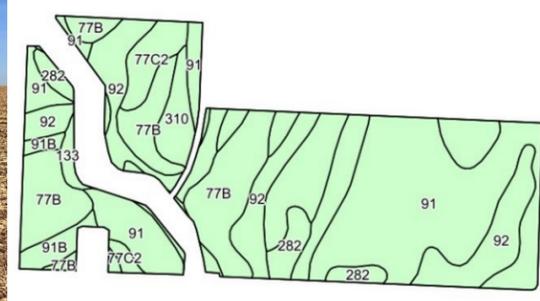
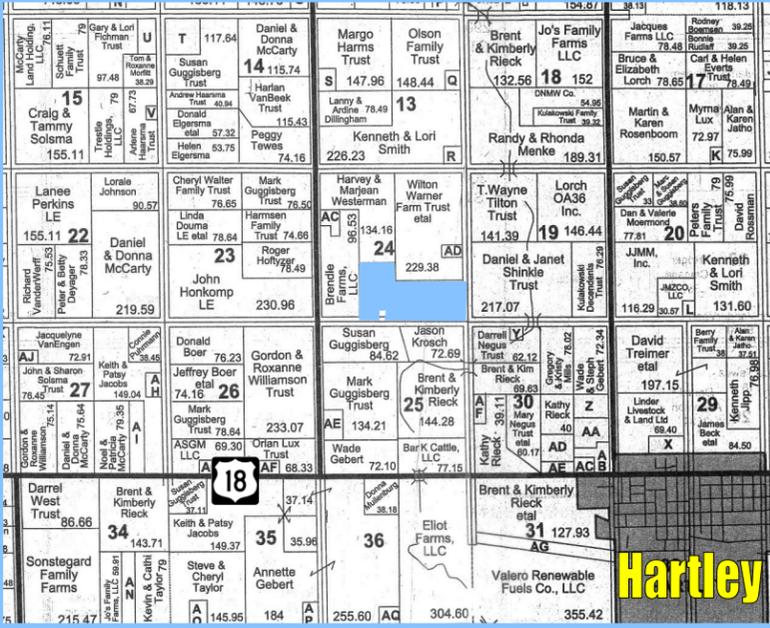
AUCTION

10:30AM

Auction to be held at The Hartley Community Center

Fall field work with fertilizer applied!

Tile Maps Avail



General Description: Selling will be 136.82 surveyed acres of Lincoln Township, O'Brien County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Primghar, Marcus, Sac, Ransom, Galva, and Colo series. The farm has an estimated average CSR 1 of 74.8 and a CSR 2 of 96.6. According to the FSA Office the farm has approximately 118.88 tillable/cropland acres, 11.89 acres of CRP and the balance is made up of waterway/grassland, road and ditch. There has been extensive tiling on this farm and maps are available. Additionally: **Fall field work was completed and is included with the purchase at no extra cost to the buyer.** Tenant disked and applied fertilizer. Additional documents available upon request.

Brief Legal Description: The S 1/2 NE 1/4 SW 1/4 & SE 1/4 SW 1/4 (excluding Parcel C) & S 1/2 SE 1/4 all in Section 24-97-40, Lincoln Township, O'Brien Co, IA. Property contains 136.82 surveyed acres.

CRP: There are currently 11.89 acres enrolled in the CRP Program. The first contract is for 11.30 acres receiving an annual payment of \$341.32 per acre and is set to expire 9-30-28. The second contract is for .59 acres receiving an annual payment of \$300 per acre and is set to expire 9-30-27. The 2026 crop year payment will become the buyers.

Corn Yield/Corn Base: The corn PLC yield is 187 bushels and the soybean PLC yield is 50 bushels. The corn base is 58.35 acres and the soybean base is 58.35 acres.

Farm 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 \$4,822 per year.

Method of Sale: Bid price per acre times 136.82 surveyed acres sold simulcast via live and online bidding.

Terms: 10% down upon conclusion of the auction. A late charge will apply for buyers delaying the closing. The abstract 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. Exact legal descriptions will be according to the survey.

Possession/Closing: April 30, 2026 (Immediate possession!!!)

Company Note: Discover prime O'Brien County farmland near Hartley, IA—ready for the 2026 crop year with fall fieldwork already completed and prepared for planting with immediate possession. We are pleased to be working with James, Julie and Bonnie to offer this great O'Brien County farm at a live and online simultaneous auction on Thursday, March 19, 2026, from the Hartley Community Center. For full details, visit www.vw72.com, and please contact Shannon, Todd, Rich or Levi with any questions. Thank you for your interest.

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.

VIEW OUR WEBSITE FOR THIS AUCTION AT WWW.VW72.COM

**James & Julie Swenson AND Bonnie Taylor Rev Trust
Dennis Cmelik ~ Attorney, Cmelik Law**



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