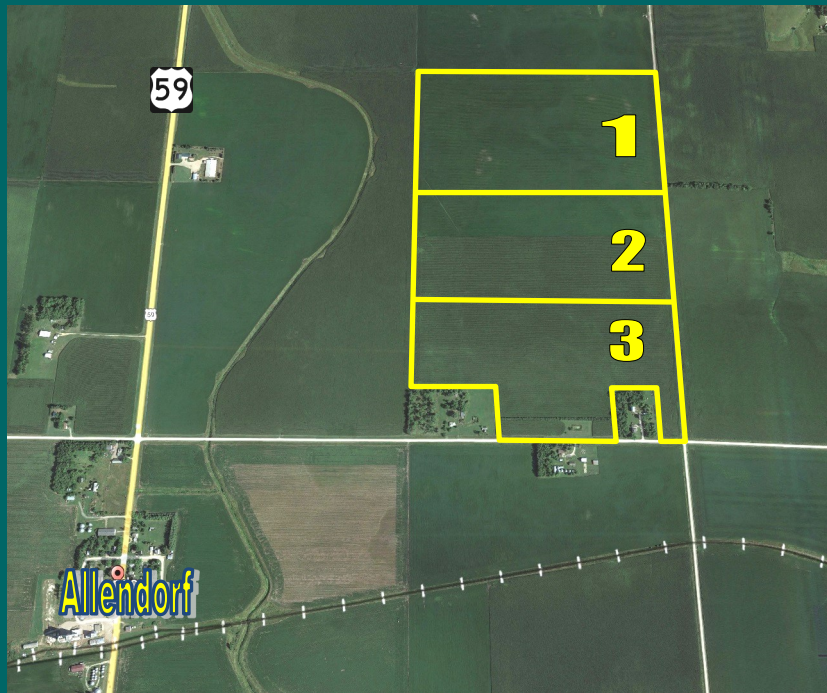


225.02 Surveyed Acres
in East Holman Township, Osceola County, IA

AUCTION

Friday, September 4, 2026
Auction to be held at the farm site 10:30AM

Location: From the north side of Allendorf, IA go 1 mile east on 160th St.
Auction signs will be posted.



Tract 1:

- 80 surveyed acres of East Holman Township, Osceola County.
- Primary soil types: Nicollet, Clarion, Webster, Canisteo, Knoke and Harps series
- CSR 1 of 69.4 and a CSR 2 of 85.1

Brief Legal Description: Parcel C in the E 1/2 of Section 1-99-41

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2027, as well as all prior taxes. The estimated net annual real estate taxes on tract 1 are \$2,354 per year.

Tract 2:

- 80 surveyed acres of East Holman Township, Osceola County.
- Primary soil types: Nicollet, Webster, Clarion, Harps and Knoke series
- CSR 1 of 70.1 and a CSR 2 of 86

Brief Legal Description: Parcel D in the SE 1/4 of Section 1-99-41

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2027, as well as all prior taxes. The estimated net annual real estate taxes on tract 1 are \$2,376 per year.

Tract 3:

- 65.02 surveyed acres of East Holman Township, Osceola County.
- Primary soil types: Nicollet, Clarion, Knoke and Clarion-Storden series
- CSR 1 of 67.4 and a CSR 2 of 83.3

Brief Legal Description: Parcel E in the SE 1/4 of Section 1-99-41

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2027, as well as all prior taxes. The estimated net annual real estate taxes on tract 1 are \$1,808 per year.

Method of Sale: Tracts 1-3 will be sold as choice of tracts with the highest bidder having the option to take one tract, two tracts or all three tracts. If the buyer takes all 3 tracts the auction will be concluded or we will sell the remaining tract or tracts.

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. Exact legal descriptions will be according to the survey.

Possession/Closing: November 10, 2026 (Subject to lease termination which will expire March 1, 2027)

Company Note: We are excited to present an outstanding opportunity to purchase exceptional Osceola County farmland.

Vander Werff & Associates is honored to partner with the Moet Family and Joe Feller to offer these premier farmland tracts at public auction.

The tracts will be offered through Live & Online Simultaneous Bidding on Friday, September 4, 2026, with the auction held at the farm site.

For complete auction details, maps, aerial photos, and bidding information, please visit www.vw72.com.

Thank you for your interest. If you have any questions or would like additional information, please don't hesitate to contact us. We look forward to visiting with you.

Rich • Todd • Shannon • Levi ~~~ Vander Werff & Associates

Note: These farms are 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

Wayne Moet Estate
Joe Feller: Attorney ~ Koopman, Kennedy, Feller



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