

178.48 Surveyed Acres in O'Brien County

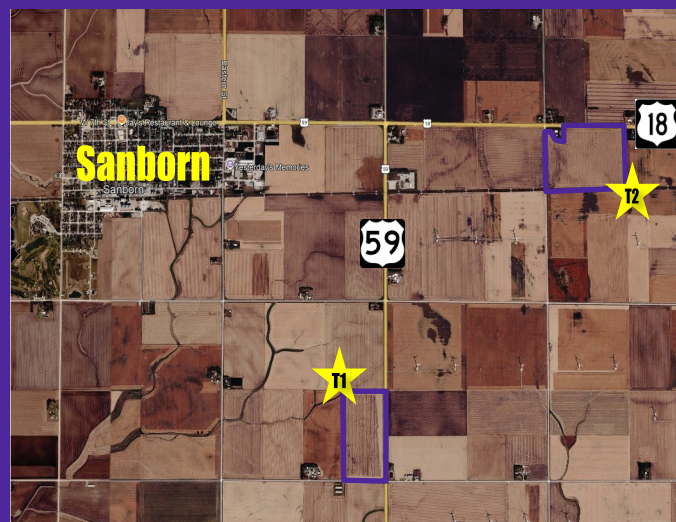
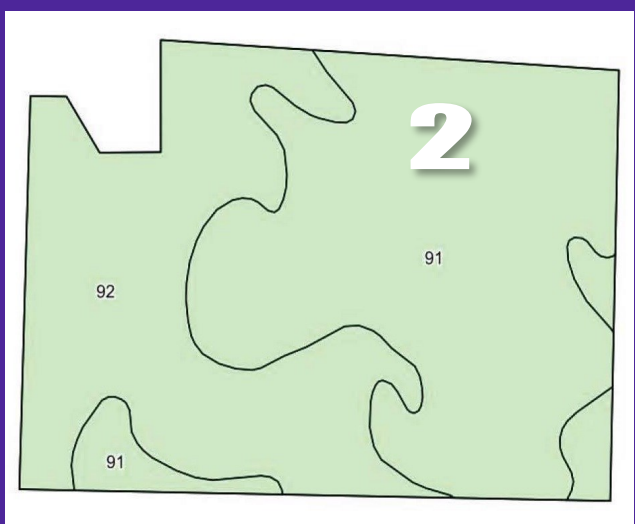
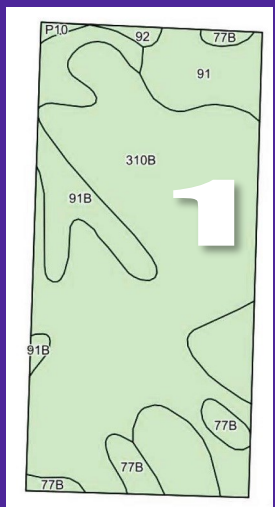
Thursday, October 15, 2026 10:30AM

Near Sanborn, IA!!!

AUCTION!

Location: Tract 1: From Sanborn, IA go 1 mile east on Hwy 18 and 2 miles south on Hwy 59. Tract 2: From Sanborn, IA go 2 miles east on Hwy 18. Auction signs will be posted.

Auction to be held @ Tract 2: 6021 320th St, Sanborn, IA 51248



EXCELLENT LOCATION!

Tract 1: 75.47 Surveyed Acres **Tract 1 General Description:** Selling will be 75.47 surveyed acres of Summit Twp, O'Brien Co farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Galva, Primghar, and Sac series. The farm has an estimated average CSR 1 of 72.6 and a CSR 2 of 95.8. According to the FSA Office the farm has approx. 74.06 cropland/ tillable acres with the remainder as road and ditch.

Brief Legal Description: Parcel J in SE 1/4 in Section 1-96-41, Summit Twp, O'Brien Co, IA. Property contains 75.47 surveyed acres.

Corn Yield/Corn Base: The corn PLC yield is 166 bushels and the soybean PLC yield is 50 bushels. The corn base is 39.20 acres and soybean base is 34.86 acres.

Tract 2: 103.01 Surveyed Acres **Tract 2 General Description:** Selling will be 103.01 surveyed acres of Lincoln Twp, O'Brien Co farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Primghar and Marcus series. The farm has an estimated average CSR 1 of 77.8 and a CSR 2 of 97.4. The farm has approx. 101.37 cropland/ tillable acres with the remainder as roads and ditches.

Brief Legal Description: Parcel G in NW 1/4 of Section 32-97-40, Lincoln Twp, O'Brien Co, IA. Property contains 103.01 surveyed acres.

Corn Yield/Corn Base: The corn PLC yield is 165 bushels and the soybean PLC yield is 50 bushels. The corn base is 53.01 acres and soybean base is 48.36 acres.

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 \$2702 and on Tract 2 are \$4520—this does include the acreage site.

Method of Sale: Tracts 1– 2 will be offered as choice of tracts sold as bid price per acre times surveyed acres. Buyers can take tract 1, 2 or both. If the high bidder takes both the auction will be concluded. If the high bidder takes one we will then sell the remaining tract.

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: December 15, 2026 (Subject to current lease which will expire March 1, 2027)

Company Note: We are pleased to be working on behalf of the Huibregtse family with these highly sought after O'Brien County tracts of farmland located near many grain marketing facilities. These tracts will be offered via live and online simultaneous bidding offered as Tracts 1-2. Check out our website at www.vw72.com for additional information. We thank you for your interest. If you have any questions please give us a call. Rich, Todd, Shannon and Levi

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

Raymond Huibregtse Estate

Jeff Queck; Attorney ~ Queck Law



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Auctioneers

