

34.86 Surveyed Acres

in Gilman Township, Osceola County, IA

AUCTION

Thursday, October 1, 2026

Auction to be held at the farm site

10:30AM



Live & Online

FARMLAND AUCTION



Location: From Ashton, IA go 1/2 mile west on 230th St then 1 mile north on Nettle Ave. Auction signs will be posted.

Donald Keninger Estate
Joe Feller: Attorney ~ Koopman, Kennedy, Feller



215 Main Street, Sanborn, Iowa 51248
Specializing in Iowa Farmland Auctions!
712-729-3264 (office)
auctions@tcaexpress.com www.vw72.com

Auctioneers

Rich Vander Werff 712-261-0298 Todd Hattermann 712-348-0111

Shannon Rydberg 712-344-2688

Levi Mouw 712-441-6898

FARMLAND AUCTION FORMATION

- 34.86 surveyed acres of Gilman Township, Osceola County.
- Primary soil types: Sac, Primghar, & Galva series
- CSR 1 of 76.8 and a CSR 2 of 93.7

Brief Legal Description: Parcel D in the SW 1/4 3-98-42

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 are \$1296 per year—this includes the acreage.

Farm Lease: Farm is leased for the 2027 crop year and will be assigned to the new buyer. Lease payment for the 2026 crop year to remain with the sellers. Lease for the 2027 crop year in the amount of \$300 per acre x 33 acres—\$9,900 to be assigned to the new buyer at time of closing. Lease payments will be paid to buyer on or before November 1, 2027 by current tenant.

FSA: According the FSA office the Corn PLC Yield is 148 bushels, Soybean PLC Yield is 43 bushels. The Corn Base is 20 acres, Soybean Base is 12.4 acres.

Method of Sale: Bid price per acre times 34.86 surveyed acres.

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: November 19, 2026 (Subject to current lease. Lease termination which will expire March 1, 2028.)

Company Note: We are pleased to offer an excellent opportunity to purchase high-quality Osceola County farmland at public auction.

Vander Werff & Associates, in cooperation with the Keninger Family and Joe Feller, will offer this outstanding farmland through Live & Online Simultaneous Bidding on Thursday, October 1, 2026. The auction will be held at the farm site. For complete auction information, including maps, aerial photos, property details and online bidding, visit www.vw72.com. We appreciate your interest in this outstanding farmland. Please feel free to contact us with any questions or for additional information. We look forward to seeing you at the auction! Rich • Todd • Shannon • Levi Vander Werff & Associates

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.

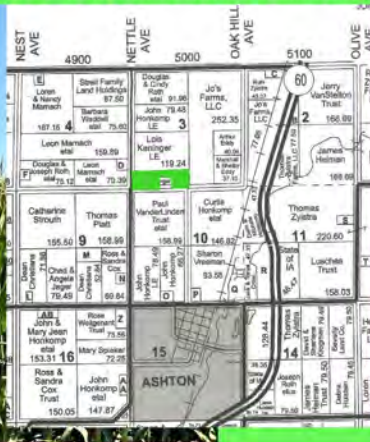
34.86 Surveyed Acres in Gilman Township, Osceola County, IA

AUCTION

Thursday, October 1, 2026

Auction to be held at the farm site 10:30AM

Location: From Ashton, IA go 1/2 mile west on 230th St then 1 mile north on Nettle Ave. Auction signs will be posted.



- 34.86 surveyed acres of Gilman Township, Osceola County.
- Primary soil types: Sac, Primghar, & Galva series
- CSR 1 of 76.8 and a CSR 2 of 93.7

Brief Legal Description: Parcel D in the SW 1/4 3-98-42

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 are \$1296 per year—this includes the acreage.

Farm Lease: Farm is leased for the 2027 crop year and will be assigned to the new buyer. Lease payment for the 2026 crop year to remain with the sellers. Lease for the 2027 crop year in the amount of \$300 per acre x 33 acres—\$9,900 to be assigned to the new buyer at time of closing. Lease payments will be paid to buyer on or before November 1, 2027 by current tenant.

FSA: According to the FSA office the Corn PLC Yield is 148 bushels, Soybean PLC Yield is 43 bushels. The Corn Base is 20 acres, Soybean Base is 12.4 acres.

Method of Sale: Bid price per acre times 34.86 surveyed acres.

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: November 19, 2026 (Subject to current lease. Lease termination which will expire March 1, 2028.)

Company Note: We are pleased to offer an excellent opportunity to purchase high-quality Osceola County farmland at public auction.

Vander Werff & Associates, in cooperation with the Keninger Family and Joe Feller, will offer this outstanding farmland through Live & Online Simultaneous Bidding on Thursday, October 1, 2026. The auction will be held at the farm site. For complete auction information, including maps, aerial photos, property details and online bidding, visit www.vw72.com. We appreciate your interest in this outstanding farmland. Please feel free to contact us with any questions or for additional information. We look forward to seeing you at the auction! Rich • Todd • Shannon • Levi Vander Werff & Associates

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

Donald Keninger Estate

Joe Feller: Attorney ~ Koopman, Kennedy, Feller



SPECIALIZING IN FARMLAND AUCTIONS!

712-728-3284 (office)
auction@tcasxpress.net



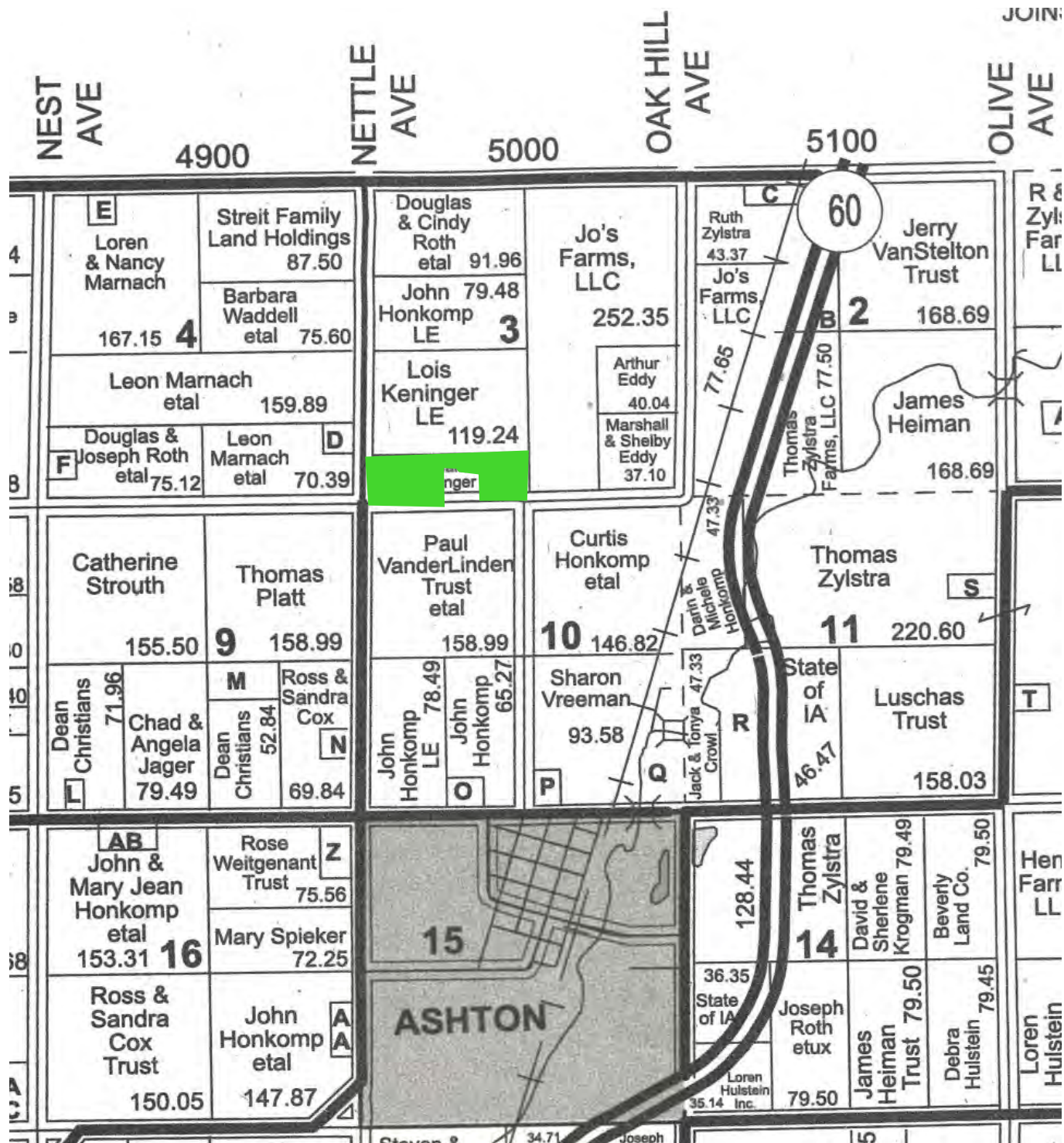
Auctioneers

Rich Vander Werff
712-261-8298

Todd Kattermann
712-348-0111

Shannon Rydberg
712-344-2688

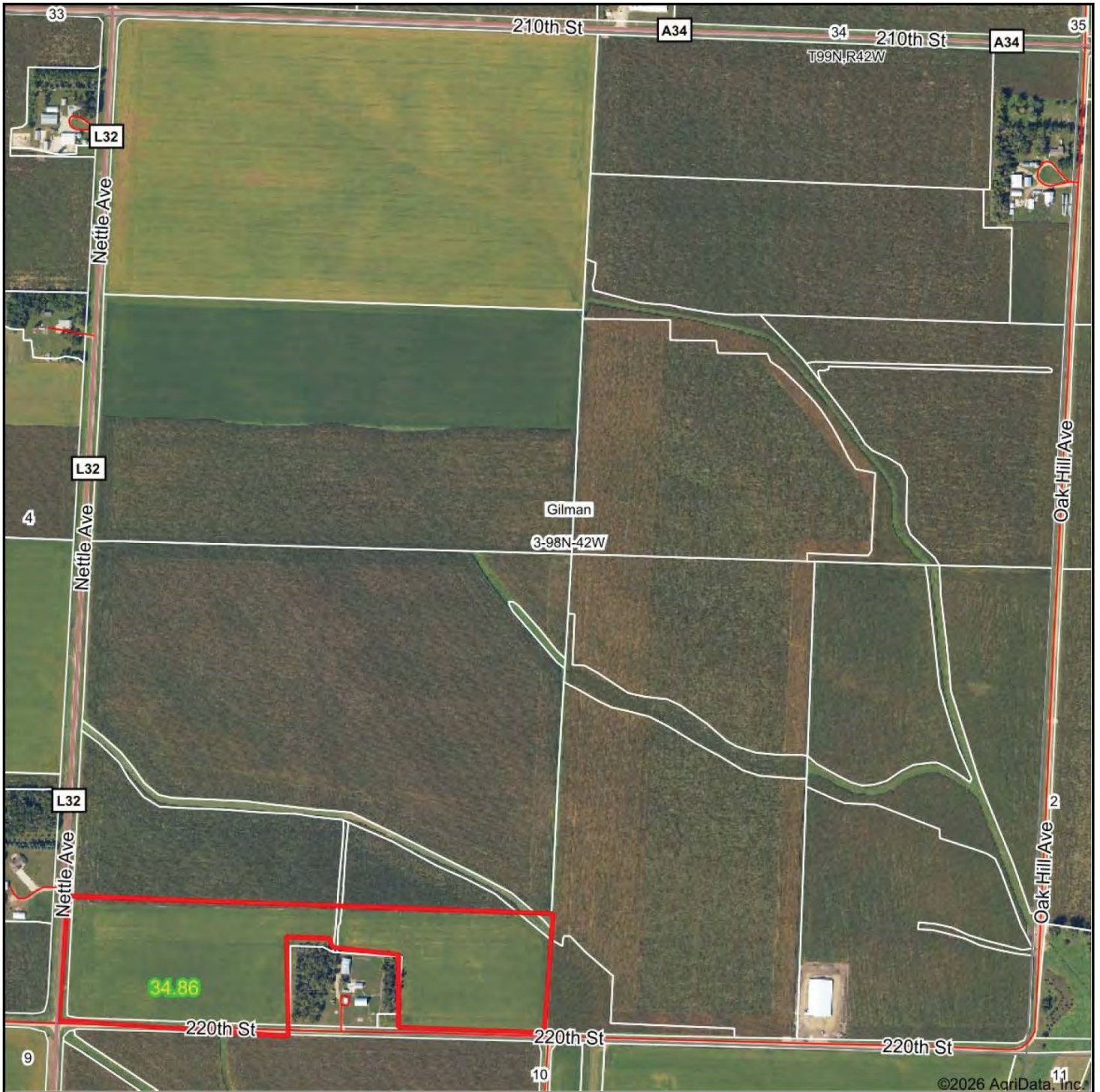
Levi Moww
712-441-6898





www.vw72.com

Aerial Map



Boundary Center: 43° 19' 53.34, -95° 47' 48.96

0ft 847ft 1693ft



9/4/2026

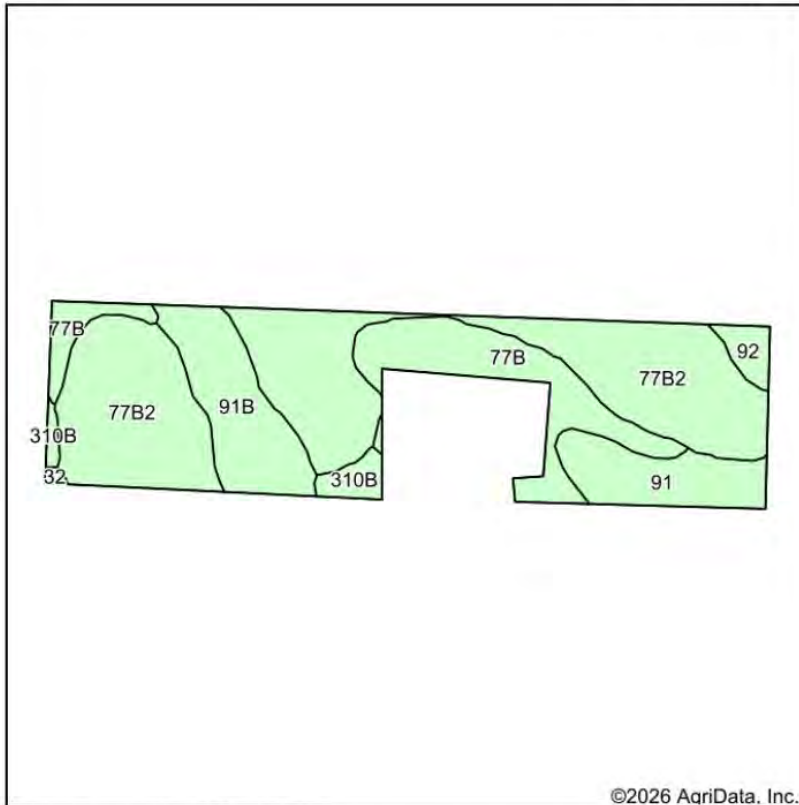


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

3-98N-42W
Osceola County
Iowa

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Iowa**
 County: **Osceola**
 Location: **3-98N-42W**
 Township: **Gilman**
 Acres: **34.26**
 Date: **7/28/2026**



Maps Provided By



© AgriData, Inc. 2025

www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA143, Soil Area Version: 36

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
77B2	Sac silty clay loam, loam substratum, 2 to 5 percent slopes, eroded	18.37	53.5%	Ile	227.2	65.9	92	74	73
77B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	6.22	18.2%	Ile	232.0	67.3	95	77	77
91B	Primghar silty clay loam, 2 to 5 percent slopes	4.54	13.3%	Ile	232.0	67.3	95	81	78
91	Primghar silty clay loam, 0 to 2 percent slopes	3.39	9.9%	Iw	240.0	69.6	100	86	78
310B	Galva silty clay loam, 2 to 5 percent slopes	0.92	2.7%	Ile	232.0	67.3	95	81	75
92	Marcus silty clay loam, 0 to 2 percent slopes	0.73	2.1%	Ilw	230.4	66.8	94	80	75
32	Spicer silty clay loam, 0 to 2 percent slopes	0.09	0.3%	Ilw	230.4	66.8	94	76	88
Weighted Average				1.90	230.2	66.8	93.9	77	*n 75

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States
Department of
Agriculture

Osceola County, Iowa



Legend

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Iowa PLSS
- Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 32.43 acres

2026 Program Year

Map Created February 25, 2026

Farm **5740**

Tract **5800**

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

USDA is an equal opportunity provider, employer, and lender.

IOWA
OSCEOLA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 5740

Prepared : 8/17/26 3:33 PM CST

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 19-143-2019-15
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
37.98	32.43	32.43	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	32.43		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	20.00	0.00	148	0
Soybeans	12.40	0.00	43	0

TOTAL **32.40** **0.00**

NOTES

--

Tract Number : 5800

Description : S1/2 S1/2 SW1/4 3 98 42 GILMAN
FSA Physical Location : IOWA/OSCEOLA
ANSI Physical Location : IOWA/OSCEOLA
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Wetland determinations not complete
WL Violations : None
Owners : DONALD KENINGER
Other Producers : None
Recon ID : 19-143-2019-14

IOWA
OSCEOLA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5740
Prepared : 8/17/26 3:33 PM CST
Crop Year : 2026

Tract Land Data

Tract 5800 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
37.98	32.43	32.43	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	32.43	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	20.00	0.00	148
Soybeans	12.40	0.00	43
TOTAL	32.40	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the State or Local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

C.1/4 COR. SEC. 3-98-42
FOUND NAIL & YELLOW
SUPERVISOR'S I.D. CAP NO. 10041
ON TOP OF WOOD FENCE POST
PER CORNER CERT.

SURVEY REQUESTED BY: VANDER WERFF & ASSOCIATES

FOUND MAG NAIL

DATE OF FIELD WORK-B-25-26

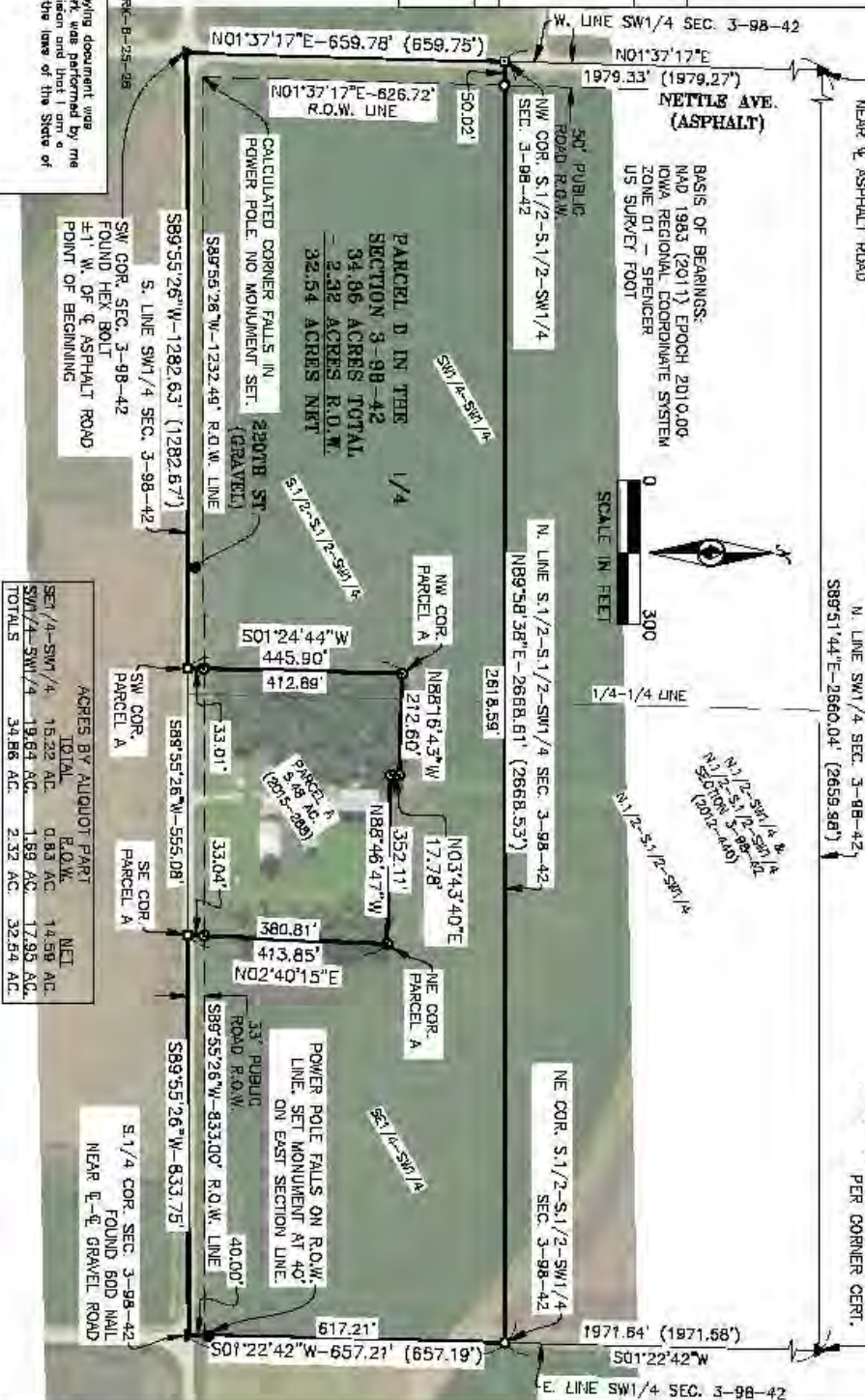
I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.

BY:

Tim M. Lokemond, L.S. License No. 21082

My license renewal date is December 31, 2027

Shells covered by this seal: SHEETS 1 OF 2 AND 2 OF 3



2007
EXPERIENCE

Parul
dgr@dgr.com
Web
dgr.com

Drawn By:	JWP
Reviewed:	ANW
Approved:	TML
Date:	9-2-26

PROJECT NO. 376336

SHEET 1 OF 2

DESCRIPTION - PARCEL D IN THE SW1/4 SECTION 3-98-42

That part of the Southwest Quarter (SW1/4) of Section Three (Sec. 3), Township 98 North, Range 42 West of the 5th P.M., Osceola County, Iowa, described as follows:

Beginning at the Southwest Corner of said Section 3, thence North 1°37'17" East along the west line of said SW1/4 for a distance of 659.78 feet to the Northwest Corner of the South Half of the South Half of said SW1/4 (S.1/2-S.1/2-SW1/4); thence North 89°58'38" East along the north line of said S.1/2-S.1/2-SW1/4 for a distance of 2,698.61 feet to the Northeast Corner of said S.1/2-S.1/2-SW1/4; thence South 1°22'42" West along the east line of said SW1/4 for a distance of 657.21 feet to the South Quarter Corner of said Section 3, thence South 89°55'26" West along the south line of said SW1/4 for a distance of 833.75 feet to the Northeast Corner of Parcel A in said SW1/4 (the Plot of Survey of said Parcel A being recorded in Book 2015, Page 2681); thence North 2°40'15" East along the east line of said Parcel A for a distance of 413.85 feet to the Northeast Corner of said Parcel A, thence North 88°46'47" West along the north line of said Parcel A for a distance of 352.11 feet to an angle point of said Parcel A, thence North 3°43'40" East along the perimeter of said Parcel A for a distance of 17.78 feet to an angle point of said Parcel A, thence North 88°16'43" West along the north line of said Parcel A for a distance of 212.60 feet to the Northwest Corner of said Parcel A, thence South 1°24'44" West along the west line of said Parcel A for a distance of 445.90 feet to the Southwest Corner of said Parcel A and to the south line of said SW1/4; thence South 89°55'26" West along said south line for a distance of 1,282.63 feet to the Point of Beginning, containing .3486 acres, inclusive of 2.32 acres of public road right-of-way along the south and west side thereof.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

 DGR ENGINEERING	Email	9-2-26	PROJECT NO. 376336 SHEET 2 OF 2
	design@dg.com Web dgr.com	Date: Drawn By: JWP Reviewed: ANW Approved: TML	
DWG: # P-0376336-376336-1 DWG: 376336 BOC: 376336 DWG:			

Farm Lease Agreement

This Farm Lease Agreement is made between the Landlord Donald Keninger and the Tenant Cox Ag Ltd. on this date 12-19-25 for the lease of the following Property:

Property Location: See FSA map attached

1. The Tenant shall have the right to use the Property for the following agricultural purposes:

to raise agricultural commodities

2. The Lease term shall be as follows (choose one):

☒ Fixed term lease beginning on 3/1/26 and ending on 2/28/28 for a total period of 2 years.

☐ Year to year lease beginning on _____.

3. The Lease rent shall be as follows (choose one):

☒ Cash rent: The Tenant agrees to pay the Landlord for 33 Acres @ \$ 300 per acre for a total amount of \$ 9,900 every year as rent.

The rent shall be payable as follows:

Due Date 11/1/26 Amount \$ 9,900

Due Date 11/1/27 Amount \$ 9,900

☐ Crop share rent: The Tenant agrees to pay the Landlord a share of the following crop harvest as rent:

Crop Type: _____	Landlord's Share: _____ %
Crop Type: _____	Landlord's Share: _____ %
Crop Type: _____	Landlord's Share: _____ %
Crop Type: _____	Landlord's Share: _____ %

Other terms and provisions for crop share rent:

4. The Landlord agrees to pay for the following crop expenses, if any:

The Tenant agrees to pay for the following crop expenses:

all expenses

Lime expenses if any will be paid by the tenant and prorated on a five year basis beginning on application

5. The Tenant agrees to practice sustainable crop management methods as prescribed by the FSA Farm Service Agency.
6. The Tenant shall make all necessary repairs to the Property at his/her expense during the Lease term. This includes repairing all defects with any building or structure on the Property due to damage or tear and wear.
7. The Tenant may make improvements to the buildings, fences, water systems and other items on the Property, provided that consent has been given by the Landlord. If such consent is given, all such improvements shall be made at the expense of the Tenant and shall become the property of the Landlord.
8. The Landlord shall have the right to enter the Property to inspect the Property, provided that he/she does not impair the Tenant's agricultural activities on the Property.
9. The Tenant may not sublet this Property or assign this Lease to any other persons without the written consent of the Landlord.
10. It is agreed that this farm lease agreement shall not create a partnership relationship between the Landlord and Tenant.
11. Additional terms and conditions:
all Government payments will go to the tenant
Rent will be adjusted after Iowa State Extension releases their survey for the 2026 year.
Rent will be \$15 higher than the average rent in District 1 in IA per the survey, but not less than \$300.00.

Landlord Name: Donald Keninger
Landlord Signature: Don Keninger

Landlord Address:
5030 220th St., Ashton, IA 51232

Date: 12-14-25

Tenant Name: Cox Ag Ltd.

Tenant Signature: Cox Ag Ltd Don Cox

Tenant Address:
2277 Nettle Ave., Ashton, IA 51232

Date: 12-19-25



NOTICE OF TERMINATION OF FARM TENANCY

TO: Cox Ag Ltd, by Ross Cox, President, 1122 11th Street, Sheldon, IA 51201

You and each of you are hereby notified that the farm tenancy of the following described real estate situated in Osceola County, Iowa, to-wit:

The South Half of the South Half (S-1/2 of S-1/2) of the Southwest Quarter (SW-1/4) of Section Three (3), Township Ninety-eight (98) North, Range Forty-two (42) West of the 5th P.M., Osceola County, Iowa, EXCEPT Parcel "A"

will terminate and expire on the first day of March, 2028, and such tenancy will not continue after said date.

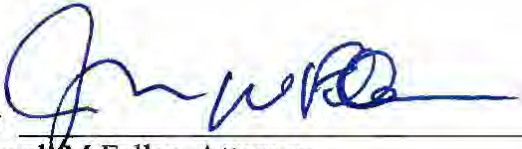
This notice is given to you in accordance with the provisions of Chapter 562 of the Code of Iowa.

If this notice is directed to a person in possession of the real estate, you are further notified that the undersigned demand that you vacate, surrender and deliver possession of said real estate on said date.

You will therefore take notice and govern yourselves accordingly.

Leon Dale Keninger, Executor Donald M.
Keninger Estate

Joyce Ann Keninger, Executor Donald M.
Keninger Estate

By 

Joseph M Feller, Attorney
ICIS PIN: 1556
Koopman Kennedy & Feller
823 - 3rd Avenue
P.O. Box 37
Sibley, IA 51249

ACCEPTANCE OF SERVICE

Notice of Termination of Farm Tenancy – Page Two

The undersigned accept and acknowledge due, timely and legal service of the foregoing notice and acknowledge receipt of a copy thereof on this date, at Ashton, Iowa.

Cox Ag, Ltd

Dated 8-12-26

Ross Cox President
Ross Cox, President



Thank you for our interest in Vander Werff and Associates, Inc services. I hope you will find our company to be helpful whether you are in need of an auction, appraisal or real estate services. We stand ready to serve you, as well as answer any questions you might have.

Our auction staff has a wealth of knowledge of the field. We've been conducting auctions of all types for over 50 years. Whether you are considering a sale of farm land, farm equipment, business, residential real estate, commercial real estate, we can meet your needs in a professional manner while obtaining the top price for your property. We also hold bi-annual farm equipment consignment auctions at our lot located east of Sanborn.

We are a local family owned company that prides ourselves on being involved in our community. We work, play and farm right here in Northwest Iowa!

Our realtors specialize in the sale of farm real estate; however have also sold many residential and commercial properties. My staff will work hard to obtain the best possible price for your property, while handling themselves in a professional manner.

We are firmly dedicated to our mission statement: Vander Werff & Associates, Inc is committed to a standard of excellence in all areas of client service. We are dedicated to providing superior service to all clients including lenders, attorneys, corporations, individuals, and fellow workers. All will be served with the courtesy, respect, and compassion which communicates a desire to meet another's needs with a personal, efficient, and caring approach.

Kindest Regards,

Rich Vander Werff, President MSA CAI



Notes:



CHECK OUT OUR WEBSITE FOR ALL UPCOMING AUCTIONS!!! www.vw72.com



SPECIALIZING IN IOWA FARMLAND AUCTIONS!

CELEBRATING OVER 50 YEARS IN BUSINESS!!!

215 Main Street,
Sanborn, Iowa 51248
712-729-3264

auctions@tcaexpress.net

www.vw72.com

Professional Service Since 1972

