

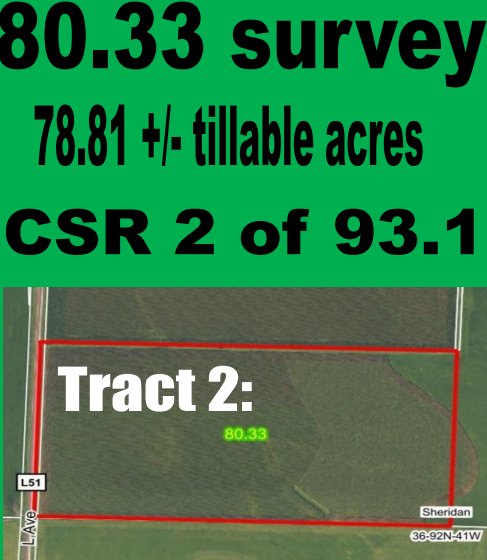
331.01 Surveyed Acres in Sheridan Township, Cherokee County, IA

Wednesday, October 21, 2026 @ 10:30 AM



79.09 surveyed acres
*** 76.24 +/- tillable acres**
CSR 2 of 91.8
E 1/2 NW 1/4 26-92-41

- Primary soil types: Galva, Primghar, Colo-Judson, & Marcus series
- Corn PLC Yield: 170 bushels / Soybean Yield: 51 bushels. Corn Base: 44.50 acres / Soybean Base: 31.70 acres



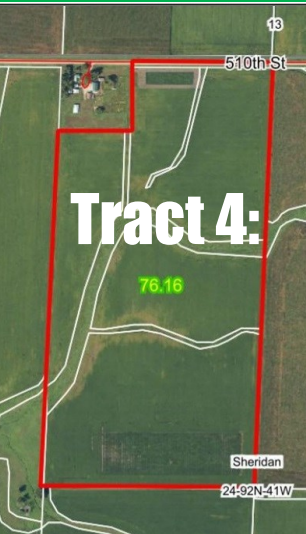
80.33 surveyed acres
78.81 +/- tillable acres
S 1/2 NW 1/4 36-92-41
CSR 2 of 93.1

- Primary soil types: Galva Primghar, Marcus, & Afton series
- Corn PLC Yield: 160 bushels / Soybean Yield: 52 bushels. Corn Base: 86.80 acres / Soybean Base: 61.60 acres —joined with Tract 3



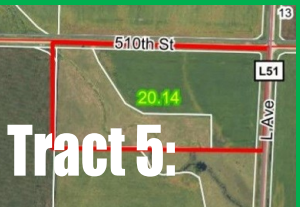
75.29 surveyed acres
74.48 +/- tillable acres
CSR 2 of 93.1
W 1/2 NE 1/4 36-92-41 Parcel D

- Primary soil types: Galva, Primghar, Everly, & Marcus series
- Corn PLC Yield: 160 bushels / Soybean Yield: 52 bushels. Corn Base: 86.80 acres / Soybean Base: 61.60 acres—joined with Tract 2



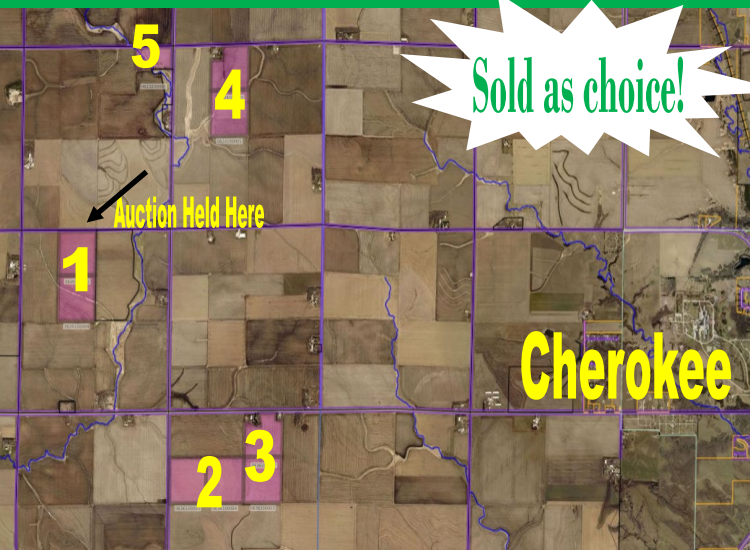
76.16 surveyed acres
***72.04 +/- tillable acres**
CSR 2 of 94.5
E 1/2 NW 1/4 24-92-41 Parcel A

- Primary soil types: Galva, Primghar, Marcus & Afton series
- Corn PLC Yield: 170 bushels / Soybean Yield: 51 bushels. Corn Base: 41.90 acres / Soybean Base: 27.44 acres



20.14 surveyed acres
*** 9.96 +/- tillable acres**
remainder as pastureland with waterway
N 20 acres of NE 1/4 NE 1/4 23-92-41 CSR 2 of 92.3

- Primary soil types on the tillable: Afton, Galva, Marcus, & Primghar series
- Corn PLC Yield: 170 bushels / Soybean Yield: 51 bushels. Corn Base: 6 acres / Soybean Base: 3.96 acres



Auction to be held at Tract 1

Tile Info Available

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 Tract 1: \$2,784 / Tract 2: \$2,794 / Tract 3: \$2,596 / Tract 4: \$2,724 / Tract 5: \$534 per year.

Method of Sale: Tracts 1-5 will be sold as choice of tracts with the highest bidder having the option to take one tract, two tracts, etc. until all five tracts are sold. If the buyer takes all five tracts, the auction will be concluded; otherwise, the remaining tract or tracts will continue to be offered by choice.

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 surveys.

Closing: December 16, 2026. **Possession:** Subject to lease termination which will expire March 1, 2027.

Company Note: A tremendous opportunity is coming to the Cherokee County farmland market with multiple tracts being offered at public auction. Vander Werff & Associates, working with the Ament Family will offer 331.01 surveyed acres in Sheridan Township on Wednesday, October 21, 2026. Buyers will have the opportunity to bid on multiple tracts, creating options for area farmers, investors and landowners looking to expand their holdings. The auction will feature Live & Online Simultaneous Bidding beginning at 10:30 AM, with the live auction held at Tract 1. Complete property information, tract details, maps, aerial photos and online bidding are available at www.vw72.com. We invite you to take a closer look at this excellent Cherokee County farmland and contact us with any questions prior to auction day. We look forward to seeing you October 21!

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 represents the sellers for this transaction. Not responsible for accidents. Any announcements made the day of the auction will supersede this advertisement.

* According to the FSA Office

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

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George Wittgraf: Attorney ~ Wittgraf Law



SPECIALIZING IN FARMLAND AUCTIONS!

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Auctioneers