

138.83 Surveyed Acres in Union Twp, O'Brien County

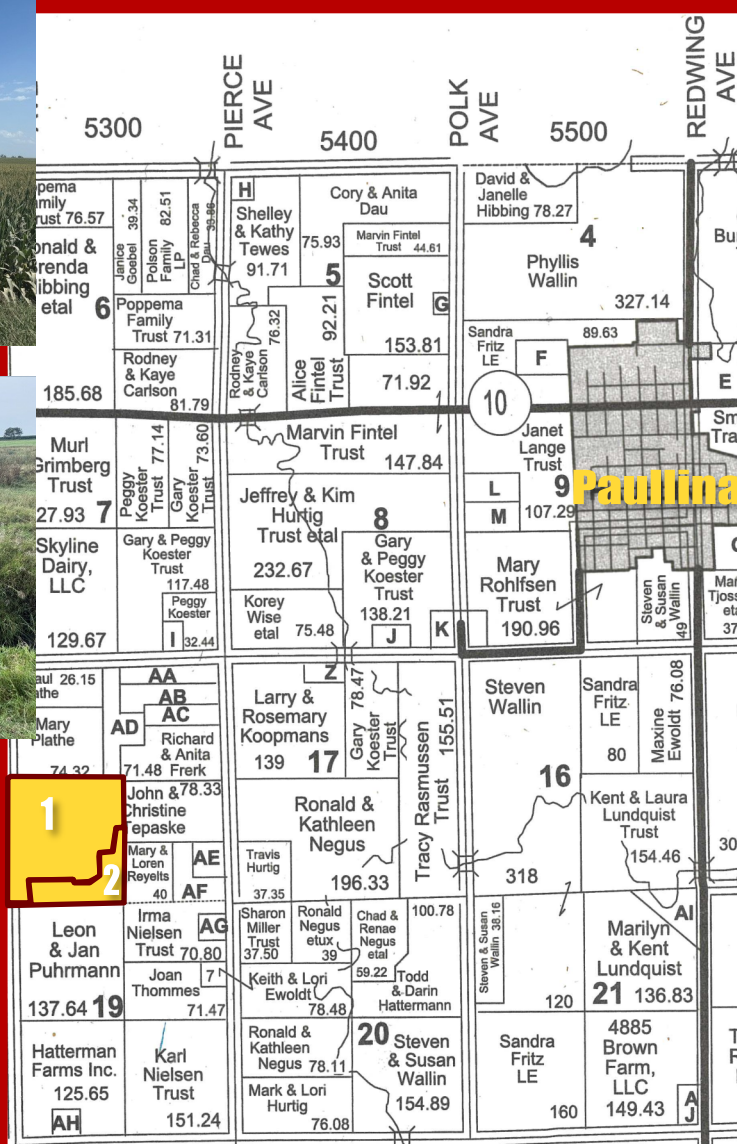
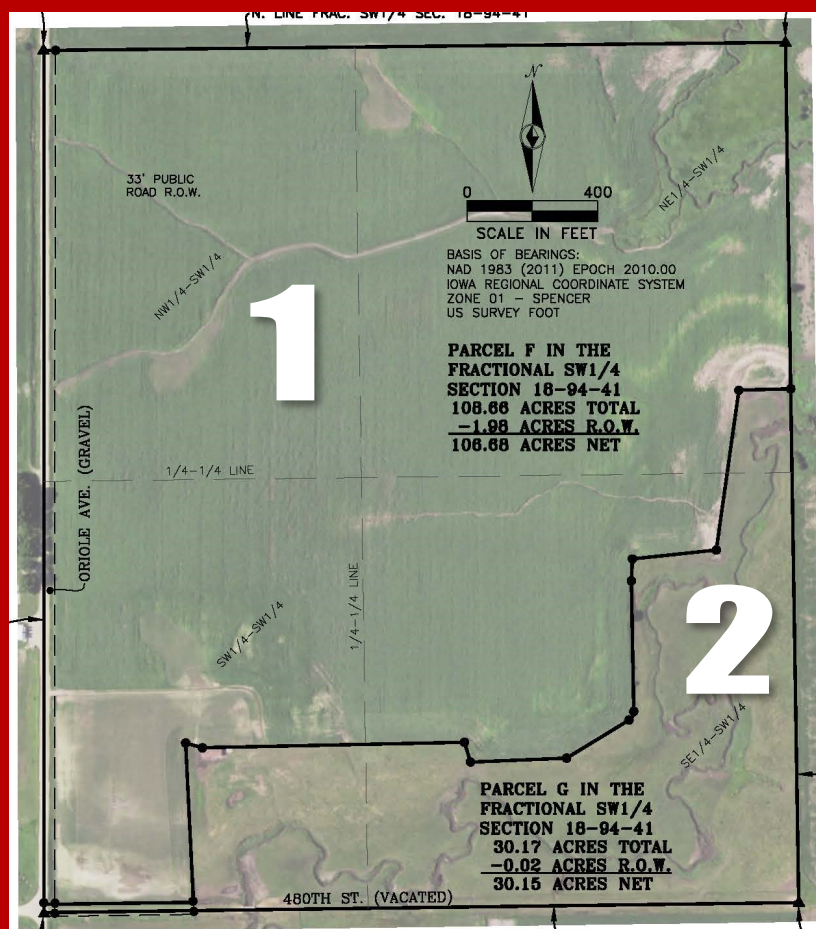
Thursday, October 8, 2026

AUCTION!

10:30AM

Location: From Paullina, go 3 miles west on Hwy 10 and 1 3/4 miles south on Oriole Ave. Auction signs will be posted.

Auction to be held @ the Paullina Legion Building



Near Paullina, IA!!!

EXCELLENT LOCATION!

Rare opportunity to purchase 30.17 acres of pastureland!

Tract 1: 108.66 Surveyed Acres

Tract 1 General Description: Selling will be 108.66 surveyed acres of Union Twp, O'Brien Co farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Galva, Sac, Primghar, Marcus, Colo & Everly series. The farm has an estimated average CSR 1 of 66.6 and a CSR 2 of 91.3. According to the FSA Office the farm has approx. 102.57 cropland/ tillable acres with the remainder as grassland in the NE corner, road and ditch.

Brief Legal Description: Parcel F in SW 1/4 in Section 18-94-41, Union Twp, O'Brien Co, IA. Property contains 108.66 surveyed acres.

Corn Yield/Corn Base: The corn PLC yield is 181 bushels and the soybean PLC yield is 53 bushels. The corn and soybean base are 40.40 acres.

Tract 2: 30.17 Surveyed Acres

Tract 2 General Description: Selling will be 30.17 acres of O'Brien County pastureland. The pasture has water supply with a narrow creek running through a portion as well as partial fencing. Additional work will be needed to cross the creek to get access to the pastureland to the east of the creek. Access to tract 2 / the pasture is by the vacated road to the south that is owned 1/2 by the Schmith Estate and 1/2 by the land owner to the south. Both of the owners are giving an easement to each other which will be recorded.

Brief Legal Description: Parcel G in SW 1/4 in Section 18-94-41, Union Twp, O'Brien Co, IA. Property contains 30.17 surveyed 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 both tracts is \$4,152.

Method of Sale: Tract 1 consisting of the farmland will be sold first and then tract 2 consisting of the pastureland will be sold. These tracts will not be combined.

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. **Sale subject to court approval.**

Possession/Closing: December 3, 2026 (Subject to current lease which will expire March 1, 2027)

Company Note: We are pleased to represent the Heirs of the Dorothy (Hoppe) Schmith Family in offering these highly sought-after O'Brien County farmland and pastureland tracts at public auction. Ideally located near numerous grain marketing facilities, these properties present an excellent opportunity for area farmers, landowners, and investors. The property will be offered as Tracts 1 & 2, with live and online simultaneous bidding, giving bidders the opportunity to participate in person or from anywhere. Visit www.vw72.com for complete auction information, photos, maps, terms, and additional property details. We appreciate your interest in this outstanding offering and look forward to seeing you auction day! Please contact us with any questions. 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. Sold subject to court approval.

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

Dorothy (Hoppe) Schmith Estate

Skinner Law Office; Altoona, IA - Attorney



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Auctioneers

