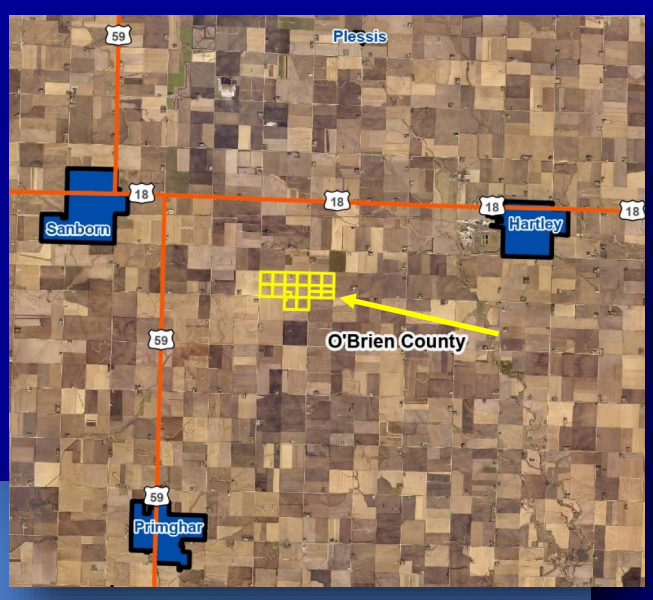
552.60 Surveyed Acres
in Center Township, O'Brien County, IA

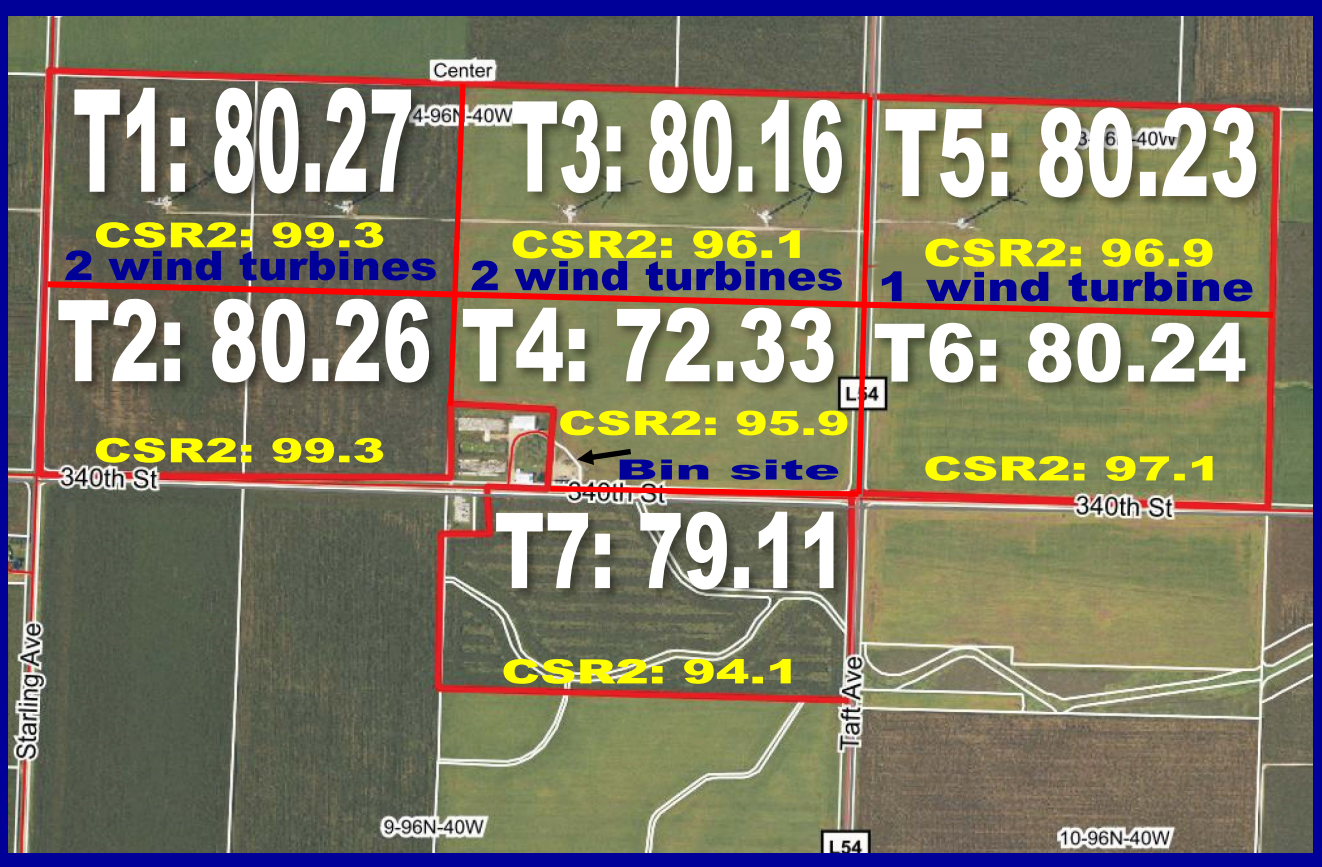
AUCTION

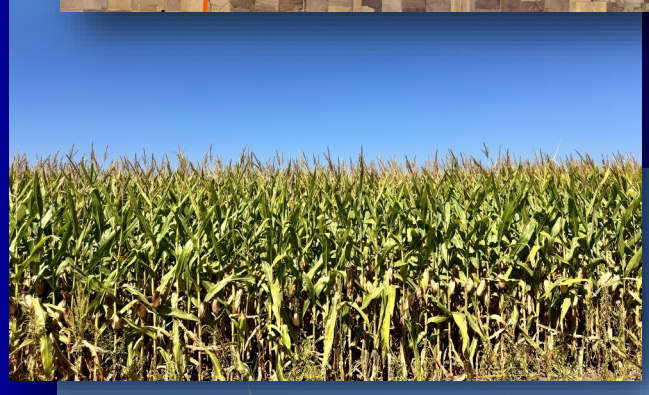
Auction to be held at the
Vander Haag Yesterday Memories Truck Musuem
106 Eastern St, Sanborn, IA

Thursday, November 5, 2026 @ 10:30 AM

Location: From Sanborn, IA go 4 miles East on Hwy 18 & 2 miles South on Taft Ave OR from Hartley, IA go 4 miles West on Hwy 18 & 2 miles South on Taft Ave. Auction signs will be posted.







Method of Sale: Tracts 1-7 will be sold as choice of tracts with the highest bidder having the option to take one tract, two tracts or any combination of tracts. If the buyer takes all 7 tracts the auction will be concluded or we will sell the remaining tract or tracts until all tracts are sold and will remain sold.

FSA Information: According the FSA Office all 7 tracts have a Corn PLC Yield of 184 bushels & Soybean PLC Yield of 54 bushels. Tracts 1, 2, & 4 have a combined Corn Base of 120.60 acres & Soybean Base of 111.62 / Tract 3: has a Corn Base of 36.20 acres & Soybean Base of 30.80 / Tracts 5, 6 & 7 have a combined Corn Base of 128.30 acres & Soybean Base of 94.90 acres. All 7 tracts have a combined 528.06 tillable acres. The primary soils on the tillable of the 7 tracts are Primghar, Galva, and Marcus series. These are considered excellent farms!

Tile: There are some tile maps available for tracts 1, 2, 3, 4, 5, & 7.

Wind Turbine: There are currently wind turbines with driveways running through Tracts 1, 3 and 5. Tracts 1 and 3 each have two wind turbine towers and tract 5 has one wind turbine tower. The payments received from MidAmerican Energy Company in 2024 were $40,595, $12,655 & $13,631. In 2025 the payments were $41,606, $12,970 & 13,971. The payment for the 2026 crop year will remain with the seller. The lease began in 2004 with an agreement for 33 years. In 2026 the sellers agreed to a repowering extension with expiration date of 12-31-2059. New buyers will be responsible for getting the lease in their name after the close for 2027. Any terms regarding the turbines and drives will be between MidAmerican Energy and the new buyer.

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 as follows: Tract 1 are $3,016 per year. Tract 2 are $2,958 per year. Tract 3 are $2,896 per year. Tract 4 are $2,658 per year. Tract 5 are $2,968 per year. Tract 6 are $2,906 per year. Tract 7 are $2,702 per year.

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.

Possession/Closing: December 21, 2026 (Subject to lease termination which will expire March 1, 2027)

Company Note: *We are excited to offer this large O'Brien County farmland auction featuring 7 tracts sold as choice! Vander Werff & Associates is honored to work with the Sampson Family and attorneys Tom Whorley & Avery Van Holland to bring this excellent farmland offering to public auction. The 7 tracts will be sold as choice, giving buyers a great opportunity to purchase individual tracts or put together multiple tracts. The auction will be held with Live & Online Simultaneous Bidding on Thursday, November 5, 2026, at the Vander Haag Yesterdays Memories Truck Museum in Sanborn, Iowa. For complete auction details, maps, aerial photos, terms, and online bidding information, please visit www.vw72.com. Thank you for your interest! If you have any questions or would like more information, please give us a call. We look forward to seeing you at the auction!*

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

Byron Sampson Estate

Tom Whorley & Avery Van Holland: Attorneys ~ Heidman Law

Vander Werff and Associates

SPECIALIZING IN FARMLAND AUCTIONS!

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