

79.66 Surveyed Acres
in Cedar Township,
Cherokee County, IA

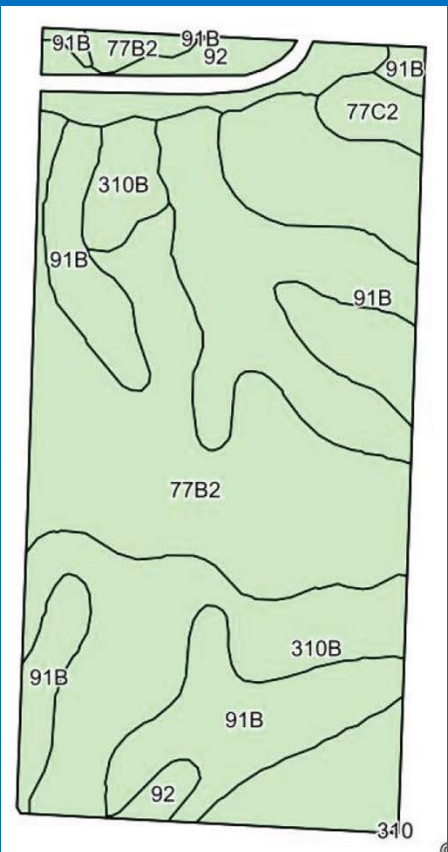
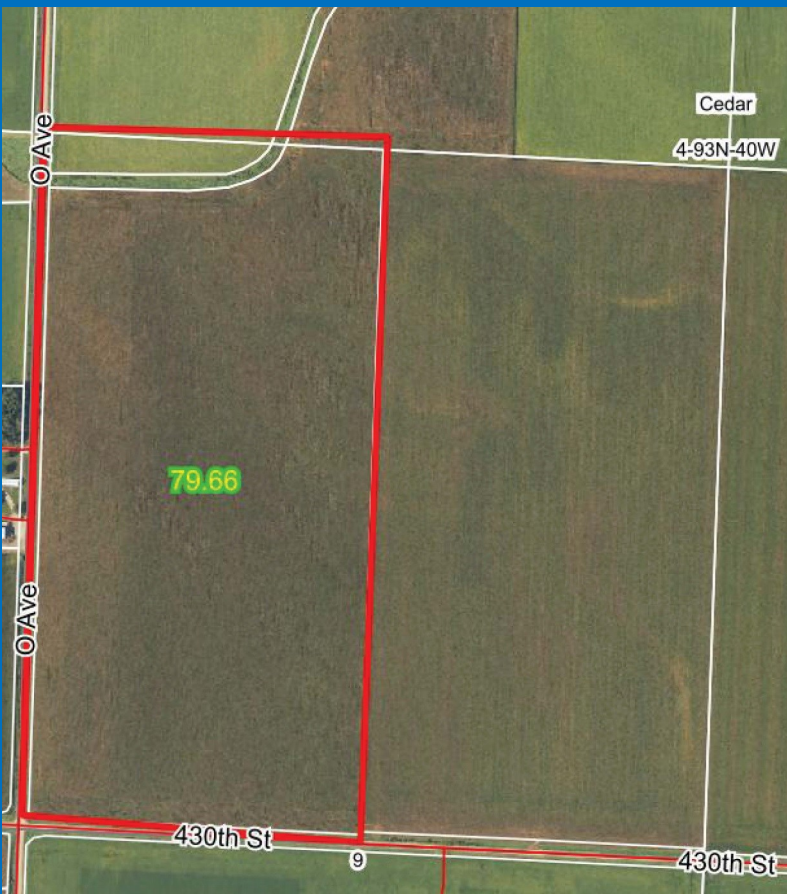
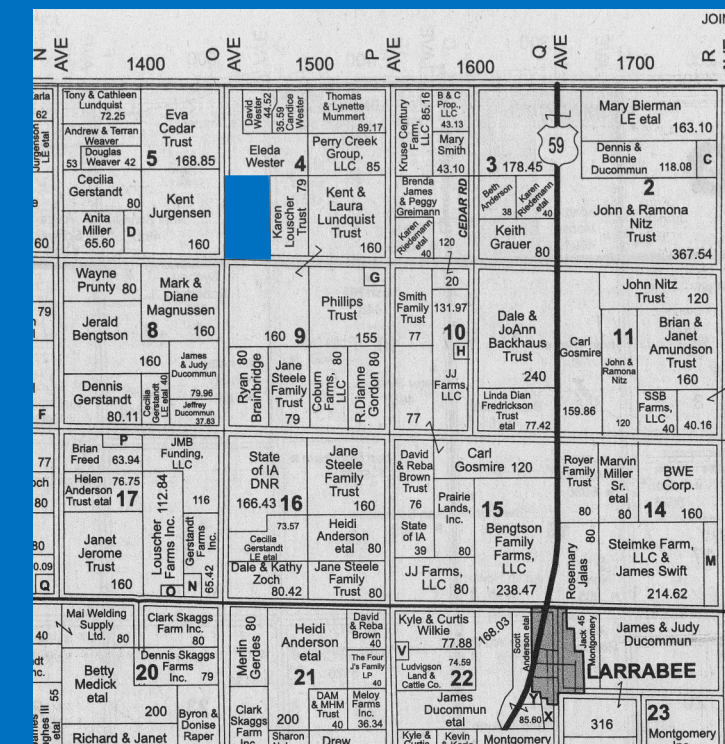
Wednesday
October 28, 2026



Auction to be held at the farm site

10:30AM

Location: From Larrabee, IA go 2 miles north on Hwy 59 then 2 miles west on 430th St or from Calumet, IA go 3 miles south on Hwy 59 then 2 miles west on 430th St. Auction signs will be posted.



79.66 surveyed acres of Cedar Township, Cherokee County
Primary soil types: Sac, Primghar, Galva, & Marcus series
CSR 1 of 71.9 and a CSR 2 of 93.7
Brief Legal Description: W 1/2 SW 1/4 Section 4-93-40
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 \$2,654 per year.
FSA: According to the FSA office the Corn PLC Yield is 173 bushels, Soybean PLC Yield is 52 bushels. The Corn Base is 119.03 acres, Soybean Base is 43.14 acres. This is on the entire farmland owned by Eleda Wester in Section 4-93-40.
Method of Sale: Bid price per acre times 79.66 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: December 18, 2026 (Subject to lease termination which will expire March 1, 2027)
Company Note: Mark your calendar for this upcoming Cherokee County farmland auction! Vander Werff & Associates is proud to work with the Wester Family and George Wittgraf in bringing this productive farmland to the public. The property will sell Wednesday, October 28, 2026, with Live & Online Simultaneous Bidding available. The auction will take place at the farm site. Whether you are looking to expand your farming operation, add to your land holdings, or invest in Northwest Iowa farmland, we encourage you to take a close look at this property. Complete details, maps, aerial photos and online bidding information are available at www.vw72.com. Questions? Give us a call—we would be happy to visit with you about the property. We hope to see you auction day! 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
Eleda Wester Estate
George Wittgraf: Attorney ~ Wittgraf Law



SPECIALIZING IN FARMLAND AUCTIONS!

712-729-3264 (office)
auctions@tcaexpress.net



Todd Hattermann
712-348-0111

Rich Vander Werff
712-261-0298

Shannon Rydberg
712-344-2688

Levi Mouw
712-441-6898

Auctioneers