151.56 Surveyed Acres in Union Township, O'Brien County, Iowa

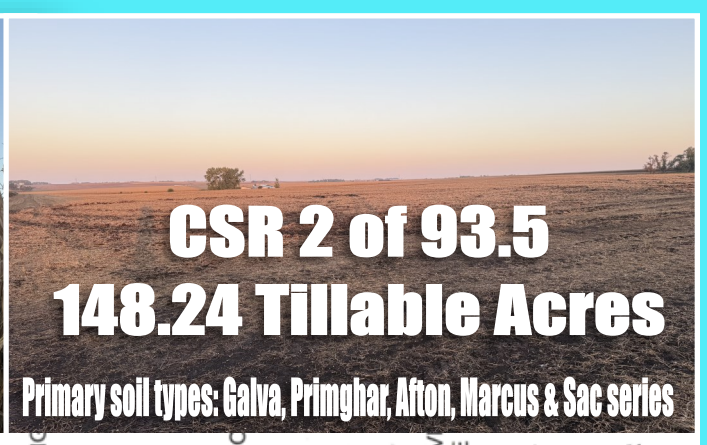
AUCTION

Friday, November 13, 2026 @ 10:30 AM

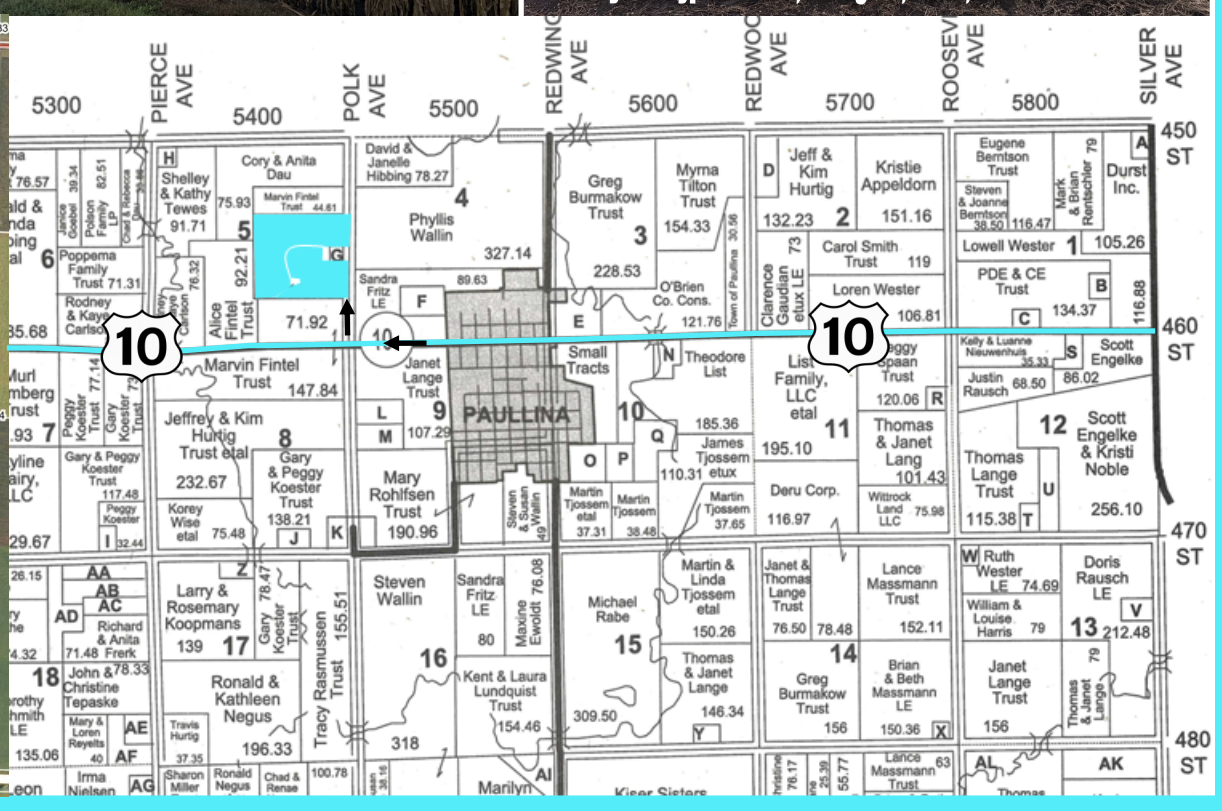
Auction to be held at the Paullina Legion Building

Location: From the west edge of Paullina, IA go 1/2 mile west on Hwy 10 then 1/2 mile north on Polk Ave. Auction signs will be posted.









Brief Legal Description: Parcel I in Section 5-94-41 excluding the easement to Parcel H, Union Township, O'Brien County, Iowa

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 $6,057 per year.

FSA: According the FSA office the Corn PLC Yield is 175 bushels, Soybean PLC Yield is 46 bushels. The Corn Base is 74.19 acres, Soybean Base is 74.05 acres. 148.24 tillable Acres.

Excellent Location near Paullina, IA!

Method of Sale: Bid price per acre times 151.56 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: January 14, 2027 (Subject to current lease. Lease termination will expire March 1, 2027.)

Company Note: Vander Werff & Associates is honored to represent the Scott Fintel Estate in the sale of quality O'Brien County farmland at public auction on Friday, November 13, 2026. The auction will be held at the Paullina Legion Building, with Live & Online Simultaneous Bidding available. We invite you to visit www.vw72.com for complete auction details, including maps, aerial photos, property information, and online bidding. We sincerely appreciate the opportunity to work with the Scott Fintel Estate and welcome your interest in this farmland. If you have any questions or would like additional information, please don't hesitate to contact us. We look forward to seeing you on auction day!

Rich • Todd • Shannon • Levi Your auctioneers—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

Scott Fintel Estate

Tom Whorley & Avery Van Holland: Attorneys ~ Heidman Law

SPECIALIZING IN FARMLAND AUCTIONS!

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