

PRIME 79.17 ACRES – MARCUS TOWNSHIP, CHEROKEE COUNTY, IOWA

LIVE/INTERNET LAND AUCTION

Saturday, February 21, 2026 Sale Time: 10:30 A.M

AUCTION LOCATION: MARCUS GOLF COURSE CLUBHOUSE

DIRECTIONS: From the Marcus Iowa Junction on Highway 3, travel north 4 miles on Highway 143 to County Road C-16. The farm is located on the southeast corner of the intersection. Watch for auction signs.

LEGAL DESCRIPTION: The North Half (N½) of the Northwest Quarter (NW¼), Section 22, Marcus Township 93 North, Range 42 West of the 5th P.M., Cherokee County, State of Iowa containing an unimproved 79.17 surveyed acres.

GENERAL DESCRIPTION: Offered for public auction is an outstanding, highly productive 79.17 acre unimproved farm located in Marcus Township, Cherokee County, Iowa. According to Surety® soil maps, this exceptional tract boasts a weighted CSRII of 96.3, with primary soil types consisting of Marcus (60.5%), Galva (21.8%), and Primghar (15.8%). This top-quality farm features excellent topography, paved road access on two sides, and close proximity to local grain terminals, including the highly regarded Little Sioux Ethanol Plant. Opportunities to purchase land of this caliber in this area are rare.

TERMS: A 10% nonrefundable down payment is due the day of auction, with the balance payable on or before April 1, 2026. Sellers will provide a Warranty Deed and Abstract of Title showing clear and merchantable title. Property is sold on a cash basis with no financing contingencies and in “as-is” condition, with no warranties expressed or implied. Any buyer delay in closing may be subject to penalty.

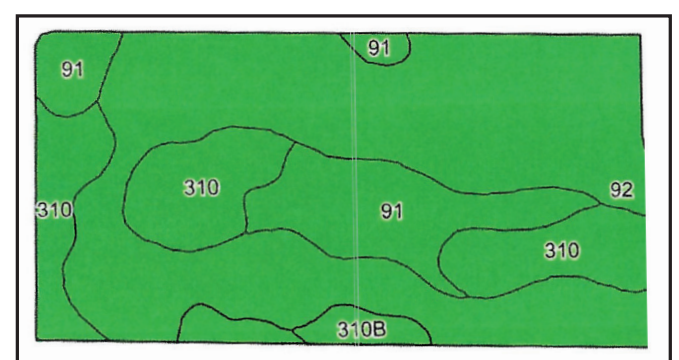
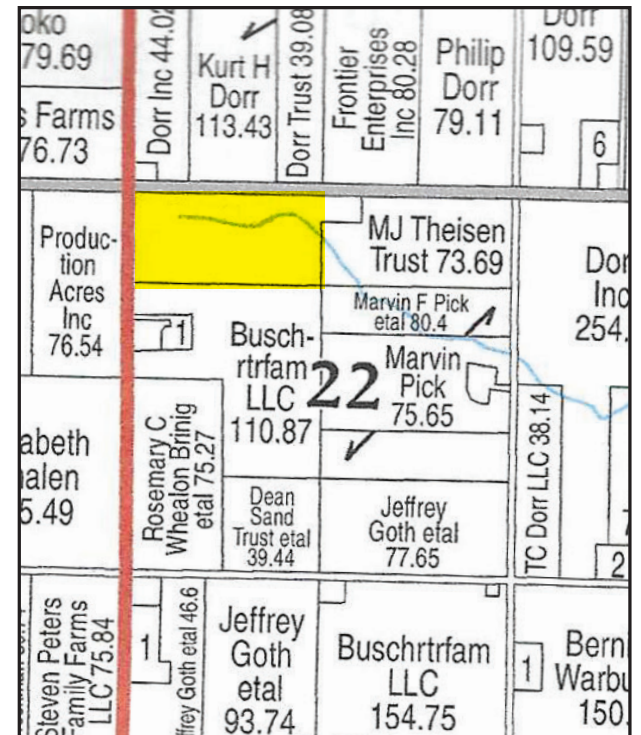
POSSESSION: On the date of settlement or sooner with seller’s consent.

METHOD OF SALE: The property will be sold on a per-acre basis, with the final purchase price determined by the surveyed acres (79.17) multiplied by the highest bid per acre achieved at auction.

TAXES: Seller to pay all real estate taxes accrued through December 31, 2025. Net annual taxes are \$2,696.00.

AUCTIONEERS NOTE: Klein Realty Team & Auction Co. and Iowa Auction Group are pleased to represent Neil and Ashley Cedar in the offering of this exceptional, high-quality farm. This is a property many have admired while passing by and envisioned owning. That opportunity is now available. With its excellent CSRII rating and desirable location, this farm ranks among the premier farmland offerings in the area. The Auctioneer/Realtor is acting as agent for the seller. The seller reserves the right to accept or reject the final bid. Announcements made on the day of the auction shall take precedence over all printed materials. All information is believed to be accurate but is not guaranteed; prospective bidders are encouraged to conduct their own due diligence.

NEIL & ASHLEY CEDAR, OWNERS
Neil: 712-229-0926 | Ashley: 712-540-8386



Auction Coordinator:
Jim Klein 712-540-1206



CENTURY 21 ProLink

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