

55.62 ACRES M/L WASHINGTON TOWNSHIP, BUENA VISTA COUNTY

LIVE/INTERNET FARMLAND AUCTION

MONDAY, NOVEMBER 16, 2026 AT 10:00 AM

AUCTION TIME & LOCATION: Auction will be held at the Alta, Iowa Community Center Located at 409 Hwy. 7, Alta, IA 51002 beginning at 10:00 am Monday, November 16, 2026

FARM LOCATION: This Farm is located West of Storm Lake on Hwy. 7 or East of Alta on Hwy. 7 to M36 then 3 ¼ miles North on M36 then 1/2 Miles West on 560th St. in Section 7 of Washington Township.

GENERAL DESCRIPTION: This Farm is 55.62 gross acres of which approx. 52.5 acres are tillable along with some waterways. Soils consist of Marcus, Colo, Primghar and Sac. CSR II of tillable acres is 90.7. FSA records show it has been enrolled in Farm Program with a PLC of 153 on Corn and 45 on Beans.

LEGAL DESCRIPTION: Part of the SE ¼ SW ¼; Part of the SW ¼ SE ¼ of Section 7, Township 91 North, 37 West, Buena Vista County, Iowa

METHOD OF SALE: The Farm will be offered
As 55.62 gross acres multiplied by the final bid/acre.

AUCTIONEERS NOTE: We want to thank the Family of the Holmes Trust for the privilege to sell this farm at public Auction. This is a good producing, tiled, well drained piece of Farmland.

NET TAXES ARE APPROXIMATELY \$2090.00/YEAR

TERMS: 10% down, due on Auction day when Real Estate Purchase contract will be signed by new buyer. Balance due on or before closing date of December 17, 2026 when clear and merchantable title will be given. Full possession will be given March 1, 2027. Current Lease has been terminated. Property is being sold "As Is" with no warranties expressed or implied and subject to sellers approval. Dan Connell – Attorney at Law- Storm Lake, Iowa will be representing the sellers and will handle the Real Estate closing.

AUCTION COORDINATOR: Kevin Cone 712-299-4258

SELLERS: WILLIAM R. & DONNA M. HOLMES TRUST

CLOSING AGENT: Dan Connell – Attorney – Storm Lake, IA

GO TO OUR WEBSITE FOR FULL DETAILS, PICTURES, DESCRIPTIONS & TERMS www.iowaauctiongroup.com

Internet bidding will be available on Proxibid.com

Internet Bidders: Please register to bid at www.iowaauctiongroup.com at least 48 hours prior to auction date. Auction company reserves the right to request a Buyer credit approval prior to bidding online



Iowa Auction Group

SEE OUR WEBSITE FOR PICTURES

www.iowaauctiongroup.com

Auctioneers:

Kevin Cone – 712-299-4258

Del Beyer 712 348-2738

Jim Klein – 712-540-1206

Denny O'Bryan – 712-261-1316

Randy Stabe – 712-540-9640