

QUALITY 210 ACRES – ELKHORN TOWNSHIP – PLYMOUTH COUNTY, IOWA

LIVE/INTERNET LAND AUCTION

Friday, October 23, 2026 Sale Time: 10:30 A.M.

AUCTION LOCATION: THE AUCTION WILL BE HELD AT THE AUCTION SITE. IN CASE OF INCLEMENT WEATHER, THE AUCTION WILL BE CONDUCTED AT THE KINGSLEY COMMUNITY CENTER ON 1ST. STREET

DIRECTIONS: From Hwy #140 and the south side of TITAN MACHINERY, take the first street straight west through Kingsley, Iowa, and continue into the country to QUORON ROAD. Turn north. Signs will be posted.

LEGAL DESCRIPTION: Southeast Quarter (SE 1/4) and East Half of the Southwest Quarter (E 1/2 SW 1/4), all lying east of the centerline of the gravel road in Section 24, Township 90 North, Range 44 West of the 5th P.M., Plymouth County, Iowa, containing approximately 210 acres, more or less.

GENERAL DESCRIPTION: According to the Plymouth County FSA Office, Farm #4600 contains a total of 195.88 certified farmland acres, consisting of 65.20 certified corn acres and 130.68 certified soybean acres. The primary soil types include McPaul, Radford, and various other secondary soil types, with a weighted CSRll average of 73.8. Non-crop acres consist of approximately 3.06 acres of road and ditch and 11.06 acres of water channel.

METHOD OF SALE: We will offer this farm in 2 TRACTS, designated as Tract A (WEST) and Tract B (EAST). The top bidder will have the choice of purchasing Tract A, Tract B, or both Tracts, which will conclude the auction.

If both Tract A and Tract B are purchased by the same buyer, the purchase price will be based upon 210 acres multiplied by the price per acre bid.

If Tract A and Tract B are purchased by separate buyers, the approximate acreage breakdown will be as follows:

TRACT A (WEST): 130.68 crop acres; 5.53 acres of water channel; and 2.00 acres of road and ditch, for a total of 138.21 acres multiplied by the price per acre bid.

TRACT B (EAST): 65.20 crop acres; 5.53 acres of water channel; and 1.60 acres of road and ditch, for a total of 72.33 acres multiplied by the price per acre bid.

Both tracts will be surveyed, and the final acreage will be determined by the survey. Any adjustment necessary based upon the final surveyed acreage will be made at the time of closing.

TERMS: A non-refundable deposit equal to ten percent (10%) of the gross purchase price shall be due and payable on the day of the auction. The successful buyer(s) shall enter into a written purchase agreement immediately following the auction and agree to pay the balance of the purchase price on or before December 11, 2026, at which time the seller shall provide the abstract and proper documents necessary for transfer of title.

POSSESSION: Possession is subject to the existing lease, which has been properly terminated. Early possession, if requested, shall be subject to the consent of the present tenant and the terms of the purchase agreement.

TAXES: The seller shall pay all real estate taxes due and payable through December 31, 2026, including all prior taxes. Net taxes per are \$6,480.00.

AUCTIONEERS NOTE: What a great opportunity to purchase choice farm ground in a prime location near Kingsley, Iowa, with convenient access to nearby grain facilities. This is a farm you can be proud to own, whether you are driving into Kingsley or leaving town—you will have the satisfaction of seeing this quality property each time you pass by. There are several owners with an interest in this property, and I would like to sincerely thank each of them, along with Dan Kriener of Kriener Land Management, for the tremendous opportunity to represent their interests and ownership in offering this farm for sale at Public Auction. The Auctioneer/Realtor represents the Seller exclusively. The Sellers reserve the right to approve or reject the final bid. All announcements made on the day of the auction take precedence over all previously printed or advertised materials.

