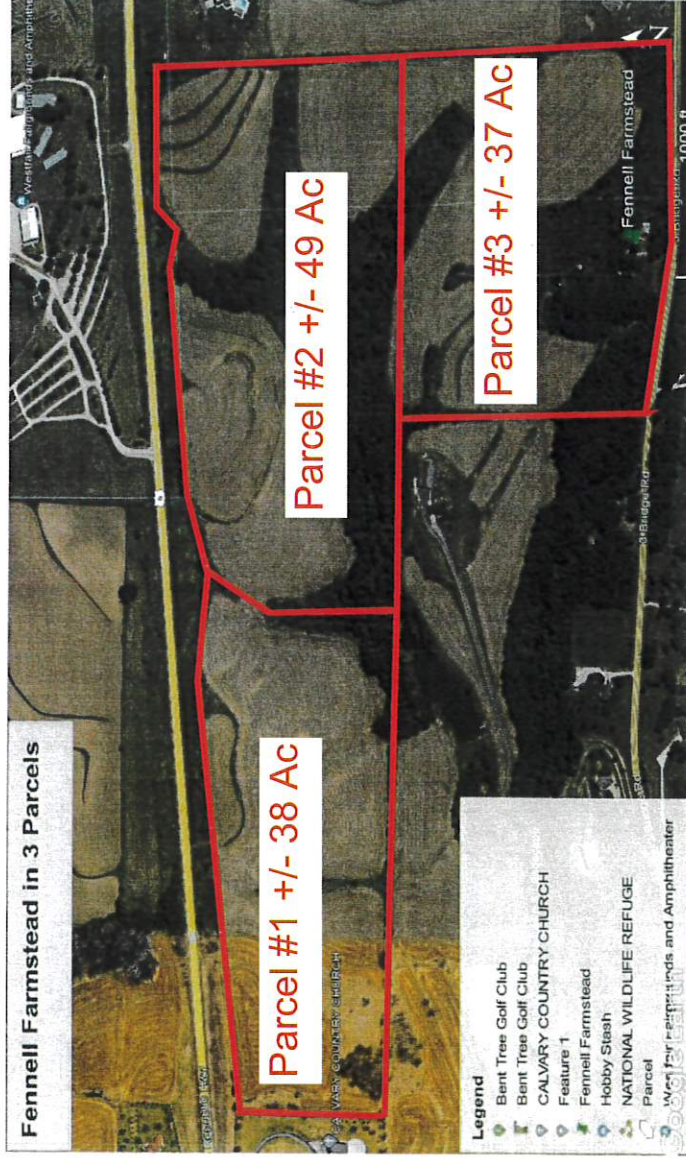


Sealed Bid Land Auction

POTTAWATTAMIE COUNTY IA. 124 ACRES +/-

Address: Property is located on the South side of Highway 6, 1.5 miles east of I-80 exit (Exit #8) Council Bluffs IA., and directly across the Highway from the Westfair Fairgrounds.
Location: Land is located in Sections 23 & 24 of Garner Township, Pottawattamie County Iowa

Joseph P. Fennell Estate – Owner



Buyers may bid on the single
Parcels or combinations as
listed below.

Parcel #1:	38 Acres
Parcel #2:	49 Acres
Parcel #3:	37 Acres
Parcel #1&2:	87 Acres
Parcel #2&3:	86 Acres
Parcel #1,2,3:	124 Acres

Contact Broker for complete Farm information & Bidding packet

Sealed Bids must be received by no later than 4:00 PM CST on February 28, 2024.

Bids may be delivered to Menke Auction & Realty, 124 E. Main St. Treynor IA. 51575

Or Mailed to Menke Auction & Realty, P.O. Box 249 Treynor IA. 51575

Terms & Conditions:

Auction Method: Farm will be sold on a per acre basis multiplied by the acres to determine the contract price.

Purchase Agreement: The successful bidder will execute a purchase agreement immediately after being declared the winning bidder by the Auctioneer. The Purchase Agreement will offer ***NO Contingencies*** for financing, property condition, or any other alterations to the agreement. Property is being sold ***“AS IS”***. Prospective Buyers are urged to inspect the property to their satisfaction prior to bidding. Sellers reserves the right to accept or reject any or all bids.

Earnest Deposit: A Deposit equal to 10% of the Contract price is required when signing the Purchase Agreement, with the balance due at closing. Earnest deposit will be held in the Trust Account of NP Dodge Real Estate.

Taxes: Taxes will be prorated to the date of closing.

Closing: Closing date will be on or before April 30th, 2024. The closing will be conducted by NP Dodge Real Estate, with the cost split 50/50 between the Buyer and the Seller.

Possession: Will be given at closing once all funds have been received and all documents have been recorded.

Lease: The lease for 2024 has been terminated. The current tenant is interested in leasing the farm for 2024.

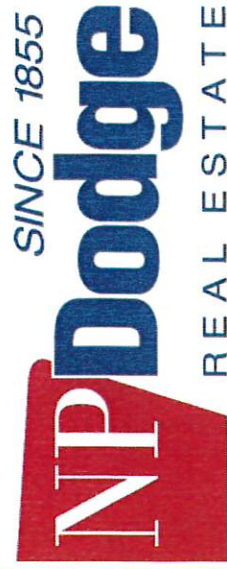
Survey: Survey will only be completed if Parcels sell individually with cost paid for by the Seller.

Title: Seller will provide Free & Clear Title to the property with a Title Insurance Policy provided by Title Core National with the cost split 50/50 between the Seller and the Buyer.

Easements: Sale is subject to all Easements and Right of Ways of records.

Agency: Menke Auction & Realty are acting as Agents of the Seller.

Announcements: Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its condition, and to research any information to their own satisfaction. **All decisions of the Auctioneer will be final**



Dan Van Houten – Broker 402-680-0122

or

Byron Menke – Auctioneer 402-630-6469



www.Menke-Auction.com