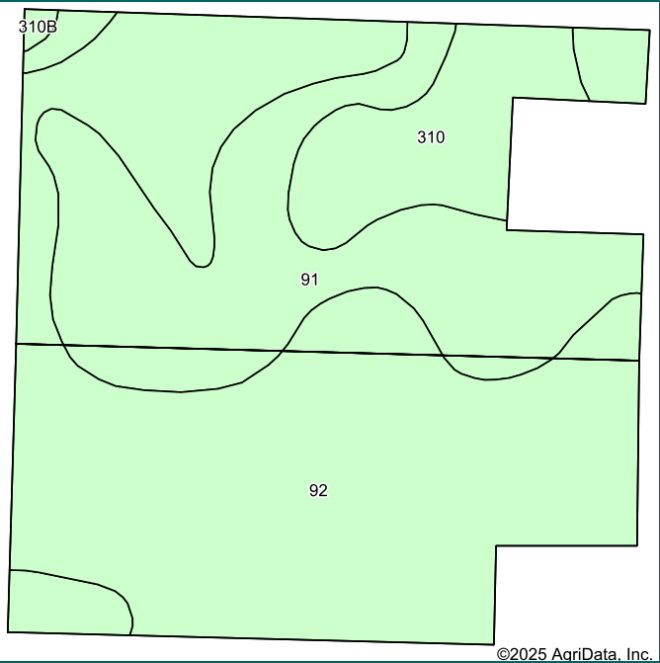


Excellent 149.96 Surveyed Acres
in Baker Township, O'Brien County, IA

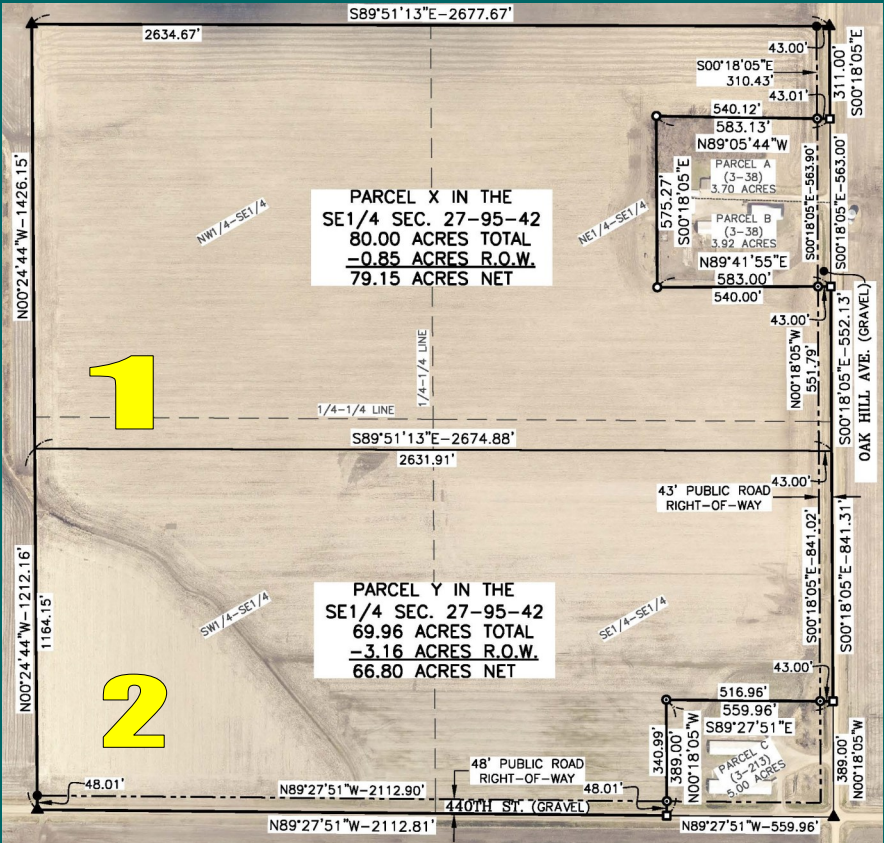
AUCTION

Tuesday, October 14, 2025

Auction to be held at the farm site 10:30AM



Location: From Paullina, IA go 4 1/2 miles west on Hwy 10 then 2 miles north on Oak Hill Ave. Auction signs will be posted.



Tract 1 General Description: Selling will be an excellent 80 surveyed acres of Baker Township, O'Brien County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Primghar, Marcus, and Galva series. The farm has an estimated average CSR 1 of 77.1 and a CSR 2 of 98.1. The farm is nearly all cropland/ tillable acres with the remainder as road and ditch.

Brief Legal Description: Parcel X in the SE 1/4 of Section 27-95-42, Baker Township, O'Brien County, IA. Property contains 80 surveyed acres.

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2026, as well as all prior taxes. The estimated net annual real estate taxes on tract 1 are \$2,692 per year.

Tract 2 General Description: Selling will be an excellent 69.96 surveyed acres of Baker Township, O'Brien County farmland. The farm is level to gently sloped. The primary soil types on the tillable acres consist of the Marcus and Primghar series. The farm has an estimated average CSR 1 of 75.5 and a CSR 2 of 94.6. The farm is nearly all cropland/ tillable acres with the remainder as road and ditch.

Brief Legal Description: Parcel Y in the S 1/2 SE 1/4 of Section 27-95-42, Baker Township, O'Brien Co, IA. Property contains 69.96 surveyed acres.

Farm Real Estate Taxes: Sellers will pay all real estate taxes which would become delinquent if not paid by October 1, 2026, as well as all prior taxes. The estimated net annual real estate taxes on tract 2 are \$2,354 per year.

Method of Sale: Tracts 1 and 2 will be sold as choice of tracts with the highest bidder having the option to take one tract or both tracts. Then the auction will be concluded or we will sell the remaining tract.

Terms: 10% down upon conclusion of the auction. A late charge will apply for buyers delaying the closing. The abstracts 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: December 2, 2025 (Subject to lease termination which will expire March 1, 2026)

Company Note: We are excited to present an opportunity to purchase outstanding O'Brien County farmland. We're pleased to be working with the Hohbach Family and The Klinker Law Firm to bring these exceptional tracts to auction. These will be offered via live and online simultaneous bidding on Tuesday, October 14, 2025 from the farm site. Check out our website at www.vw72.com for additional information. We thank you for your interest. If you have any questions please give us a call. Rich, Todd, Shannon, and Levi

Note: These farms are 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

Corrine Hohbach Trust
William K Klinker: Attorney ~ Smith, Grigg, Shea & Klinker, P.C.



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