

247.21+/- Acres Pottawattamie Co. Iowa

LAND AUCTION



JOHN CASSON & CAROL CASSON FORMAN

OCTOBER 27, 2026 @ 11:00 A.M.

LOCATION: TREYNOR COMMUNITY CENTER, 11 W. MAIN ST, TREYNOR, IA

Property Location:

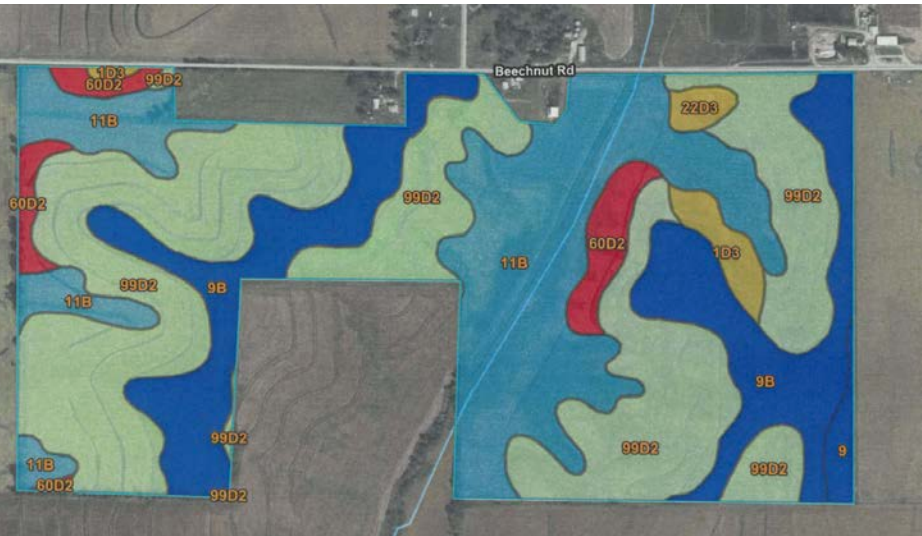
5 miles East of Treynor on Hwy. 92 to 350th St. - South on 350th St. 2 miles to Beechnut Rd., the ½ mile East to NW corner of the property on the southside of Beechnut Rd.

Legal Description:

247.21+/- acres located in NW ¼ Section 19, Macedonia Twp., excluding acreage @ 36049 Beechnut Rd., & W ½ NE ¼ & NE ¼ NE ¼ of Section 24, Silver Creek Twp., excluding areage @ 35935 Beechnut Rd., all in Pottawattmie County IA.

Farm Information:

FSA Farm #:	756
FSA Tract #:	8729,
	10322 & 10323
Net Taxable Acres:	247.21
Net Taxes:	\$9134.00
FSA Cropland Acres:	243.24
CSR2:	69.7



NW Corner Looking SE



Partial Terms & Conditions:

Earnest Deposit: A Deposit equal to 10% of the Final Contract price on the day of the auction is required, with the balance due at closing. Earnest deposit will be held in the Trust Account of Ambassador Title Services.

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 contract.

Closing Date: Closing date will be on or before November 30, 2026. The closing will be conducted by Ambassador Title Services with the Buyer and the Seller paying each 50% of the closing fee as well as other normal closing costs.

Possession: Possession will be given at closing once all funds have been received and all documents have been recorded, subject to tenant's rights through February 28, 2027. Full possession will be given for the 2027 Crop year.

Announcement: Property information provided was obtained from sources deemed reliable, but the Auctioneer or Seller make 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 satisfaction. Any announcements made the day of the auction take precedence over all printed material. Bidding increments are solely at the discretion of the Auctioneer. All decision of the Auction will be final.

View Auction Details at www.Menke-Auction.com

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