

Sealed Bid Land Auction

POTTAWATTAMIE COUNTY IA. 78.25 ACRES +/-
Bids Due by 4:00 PM CST on December 18, 2025.

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

Directions: Property is located on the South side Clark Rd. on the south edge of Oakland IA. Take Frank Kearney Rd. E. off Hwy 59 to Clark Rd. – Then East .2 mile on Clark Rd. to farm.

Farm Information:

FSA Farm #: 197
FSA Tract #: 1878
Net Taxable Acres: 78.25
FSA Crop Acres: 72.57
CSR2 Rating: 73.67
Taxes for 2024: \$3032.00
Legal: SE NW & SW NE all in
Section 13, T75N R40W in
Pottawattamie Co. Iowa



Contact Broker for complete Farm information & Bidding packet

Terms & Conditions:

Auction Method: Farm will be offered as one tract on a One Bid, Sealed Bid Auction. Bids are to be submitted on a per acre basis multiplied by 78.25 acres to determine the total bid offered.

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 Ambassador Title & Escrow.

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

Closing: Closing date will be on or before January 31st, 2026. The closing will be conducted by Ambassador Title and Escrow, 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: There is no lease in place for the 2026 Crop Year.

Survey: Survey will only be completed if requested by the Seller with cost paid for by the Seller.

Title: Seller will provide an updated Abstract to Buyers to have reviewed by their attorney at their cost.

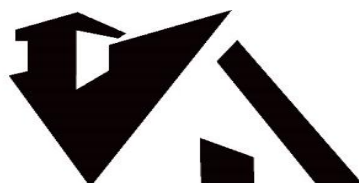
Easements: Sale is subject to all Easements and Right of Ways of records.

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**

www.Menke-Auction.com

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Byron Menke – Auctioneer 402-630-6469