POCAHONTAS COUNTY, IOWA FARMLAND

In Section 33 of Roosevelt TWP & Section 29 of Bellville TWP.

To Be Sold At

Public Auction

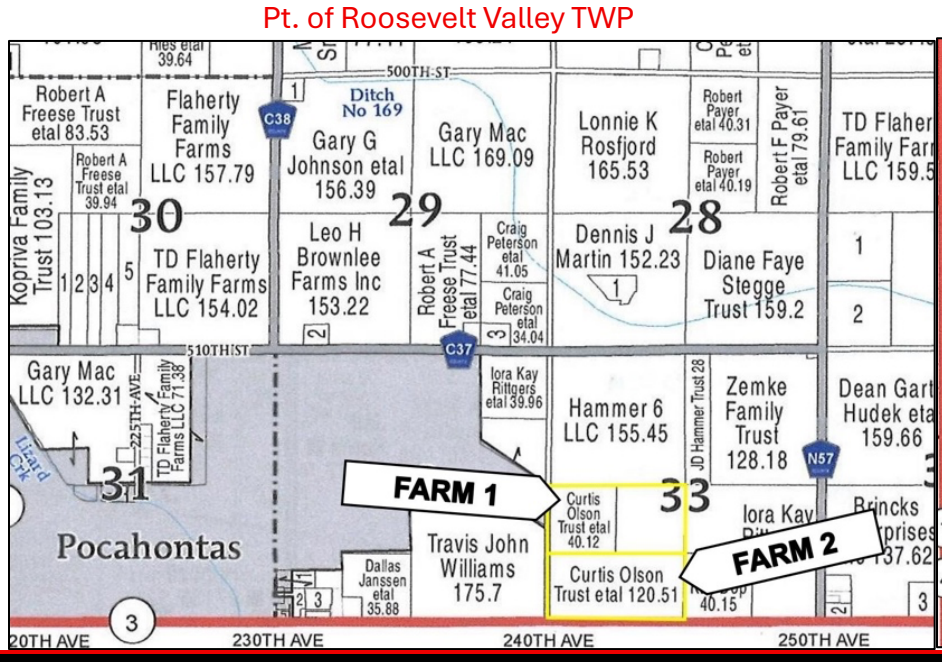
Friday, December 11th, 2026 at: 10:00 A.M.

Sale held at the Sale Barn Realty & Auction, 401 ½ E Elm, Pocahontas

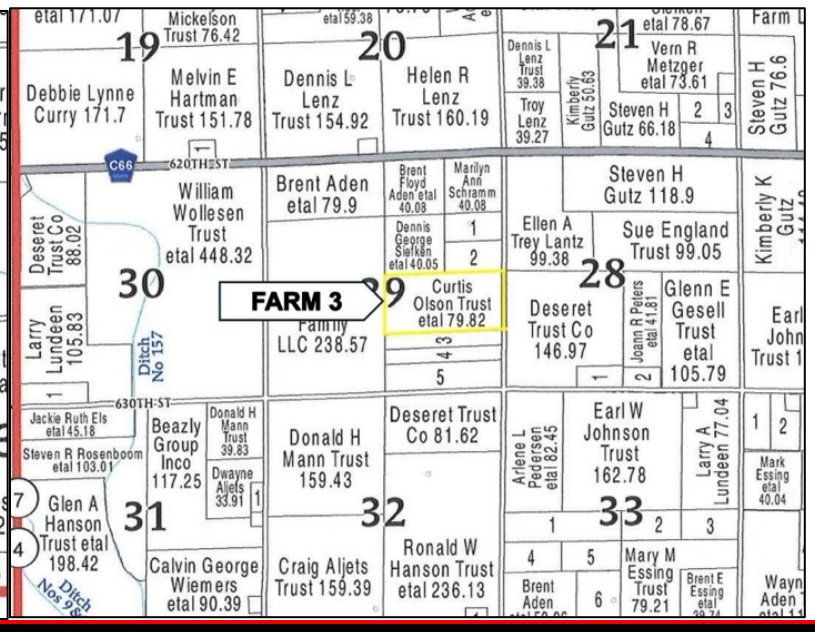
Farms 1 & 2 located from Pocahontas: E on HWY 3 1 mile

Farm 3 Located from Palmer: 2 mi E on 590th St., to 240th Street, South 3 ½ miles. Or From HWY 4 & C66, 2 miles East to 240th, ½ mile South

Pt. of Roosevelt Valley TWP



Pt. of Bellville TWP



BRIEF LEGAL DESCRIPTIONS

Farm 1:N ½ SW ¼, Section 33, T92N, R32W of the 5th P.M., Pocahontas County, IA (Roosevelt TWP)
Farm 2: S ½ SW ¼, Section 33, T92N, R32W of the 5th P.M., Pocahontas County, IA (Roosevelt TWP)
Farm 3: N ½ SE ¼, Section 29, T90N, R32W of the 5th P.M., Pocahontas County, IA (Bellville TWP)

GENERAL DESCRIPTION & METHOD OF SALE

Selling 230.14 +/- net taxable acres in Section 33 of Roosevelt Township and Section 29 of Belville Township, Pocahontas County that will be offered in 3 parcels. Farm 1 will be offered on the basis of 79 net acres more or less with an average CSR2 rating of 83.8; Farm 2 will be offered on the basis of 72.14 net acres more or less with an average CSR2 rating of 85.6. Farm 3 will be offered on the basis of 79 net acres more or less with an average CSR2 rating of 77.9

The farms will be sold using the Bidder Choice method on Farms 1 & 2, then we will sell Farm 3. The high Bidder may select Farm 1 or Farm 2, in the event they select both parcels we will move on to Farm 3. If they select 1 parcel, it will be marked sold and the remaining parcels will be sold. They will NOT be recombined or reoffered in any way.

FSA DATA (Farms 1 & 2): Effective Cropland acres of 148.54; Corn base of 89.92 acres with a PLC yield index of 157; Soybean base of 58.62 acres with a PLC yield index of 41

Farm 2: Effective Cropland acres of 78.71; Corn base of 39.18 with a PLC yield index of 160; Soybean base of 39.18 with a PLC yield index of 49

The current real estate taxes amount to: Farm 1: $2,962/year; Farm 2: $2,760/year; Farm 3: $2,728/year

Surety Digital Soil Service indicates a CSR2 for Farm 1: 83.8; Farm 2: 85.6; Farm 3: 77.9

TERMS OF SALE

Purchaser(s) will be expected to pay 10% of the purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance in full on or before January 29th, 2027. Possession will be given upon closing subject to the existing cash rent lease that formally expires March 1, 2027. There are no Buyer contingencies of any kind. All potential bidders are expected to have financial arrangements made prior to bidding. Auctioneers represent the Sellers in this real estate auction. The property is being sold as-is, where-is with no warranties either written or implied. Any announcements made day of sale will supersede any advertising.

SIMULCAST INTERNET BIDDING

In addition to the Live Auction, there will be Live Simulcast Internet Bidding also available. All online bidders are subject to the same terms and conditions as bidders in attendance. You must register at least 48 hours in advance in order to be approved to bid online, please contact us with any questions.

AUCTIONEERS NOTE

This auction offers an outstanding opportunity to acquire well located, well soiled Pocahontas County, Iowa farmland that is a manageable sized parcels. These farms would make a great addition to any operation or investment portfolio. The statement “The best investment on Earth is Earth itself” could not be more true in the current times. We hope to see you at the auction!

Rick & Jim

Curtis & Mary Ann Olson Irrevocable Trust, Owner

Trustee: Home Trust & Savings Bank, Osage, IA by Yvonne Tourtellot

Sale Arranged & Conducted By:

Green Real Estate & Auction Co. & Sale Barn Realty & Auction

Sac City, IA., Ph 712-662-4442 *Pocahontas, IA., ph. 712-335-3117*