

HIGH QUALITY FARM LAND IN PLYMOUTH COUNTY, IA

LIVE/INTERNET LAND AUCTION

Friday November 14, 2025 Sale Time: 10:30 A.M.

AUCTION TO BE HELD A THE FARM SITE

In case of inclement weather, auction will move to American Bank, Remsen.

DIRECTIONS: From the Golden Pheasant on Highway 3, go 6 miles north on L-14, then 3 miles east on 110th Street

LIVE/INTERNET BIDDING: If you are unable to attend in person, online bidding will be available via Proxibid on our website: iowaauctiongroup.com.

LEGAL DESCRIPTION: The Northwest Quarter (NW¼), EXCEPT 3.5 acres of building site, Section 10, Meadow Township, T93N-R43W of the 5th P.M., Plymouth County, State of Iowa

GENERAL DESCRIPTION: According to the Plymouth County Farm Service Agency, the property consists of 156.5 farmland with cropland acres and is currently enrolled in the ARC Program. There are 1.58 nonaccess acres in the very Southeast corner of the farm which could be put into CRP acres for some revenue. The farm features productive soil types, including 310C2 Galva, which makes up 41.1 % of the land; 310B Galva, accounting for 33.6%; and 91B Primghar, comprising 16.3%. The farm has a strong weighted CSR2 (Corn Suitability Rating 2) average of 87.9, reflecting its high agricultural potential.

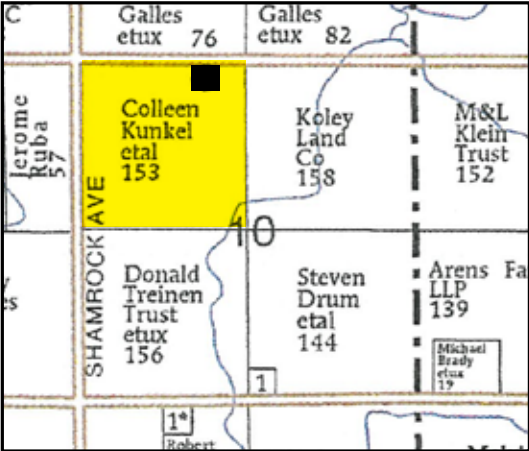
TAXES: Annual Taxes: \$4,508.00 (net). Seller will pay all taxes due through December 31, 2025, and all prior taxes.

TERMS: A non-refundable deposit equal to ten percent (10%) of the purchase price shall be due and payable by the successful bidder on the day of the auction. The successful bidder (Buyer) shall execute a Real Estate Purchase Agreement immediately following the auction, agreeing to pay the remaining balance of the purchase price on or before January 5, 2026. The Seller shall furnish an abstract of title and/or other evidence of title and shall convey good and merchantable title to the Buyer by proper deed, free and clear of all liens and encumbrances, subject only to standard exceptions and matter

POSSESSION: Buyer to receive possession on settlement date or sooner with seller's consent

WINDFARM TURBINE: This farm includes a wind turbine with **annual income**. A copy of the contract, including **terms, conditions, and payment amount**, is available upon request.

AUCTIONEERS NOTE: The Kunkel family has thoughtfully owned and maintained this land for many years, ensuring both its productivity and soil health. Ideally situated near several grain markets and an ethanol facility, this farm offers a prime opportunity for agricultural producers and investors alike. High-quality farmland in Meadow Township is rarely available--don't miss your chance to acquire this productive and well-located property in Plymouth County. Please note: The Auctioneer/Broker represents the seller exclusively. The sellers reserve the right to approve the final bid. All announcements made on auction day take precedence over any previously printed or advertised materials.



MRS. ORVILLE (COLLEEN) KUNKEL ESTATE

Executors: Renee Sheehan & Jim Kunkel

Attorney: Dennis Brady Law



CENTURY 21 ProLink

21 1st Ave NE STE 1 • Le Mars IA 51031
Licensed in Iowa

Auction Coordinator:
Jim Klein 712-540-1206



Iowa Auction Group

Jim Klein, Remsen, IA: 712/540-1206
Denny O'Bryan, Cherokee, IA: 712/261-1316
Del Beyer, Sioux Center, IA: 712/348-2738
Kevin Cone, Storm Lake, IA: 712/299-4258
Randy Stabe, Hinton, IA: 712/540-9640
www.iowaauctiongroup.com