



IOWA FARM FOR SALE

147.46 +/- ACRES HAZEL DELL TWP POTT. CO. IA

Midwest Ag Services is honored to be representing the Duane D. Larsen Estate in the sale of 147.46 +/- Acres located in Pottawattamie County Iowa. The property will be offered as a single tract via a one-chance sealed bid auction. Contact Evan Summy at 402-618-1326 or Evan@MidwestAgServices.com for a One Chance Sealed Bid Packet!

LOCATION: 1.5 Miles North & 3 Miles West of Underwood IA

LEGAL: NW Fractional ¼ Section 1 Hazel Dell Township

FSA INFO: Farm #3573. 136.04 Cropland Acres. 118.5 Acre Corn Base & 172 Bushel PLC Yield.

CSR2: Estimated 54.2 CSR2 Per Surety Mapping Software.

2025-26 RE TAXES: 5,964 Per Year.

IMPROVEMENTS: One story dwelling, bins, & misc. outbuildings.

POSSESSION: Subject to 2025 cash rent lease which expires on March 1, 2026. Seller Reserves grain storage through 6/30/2026.

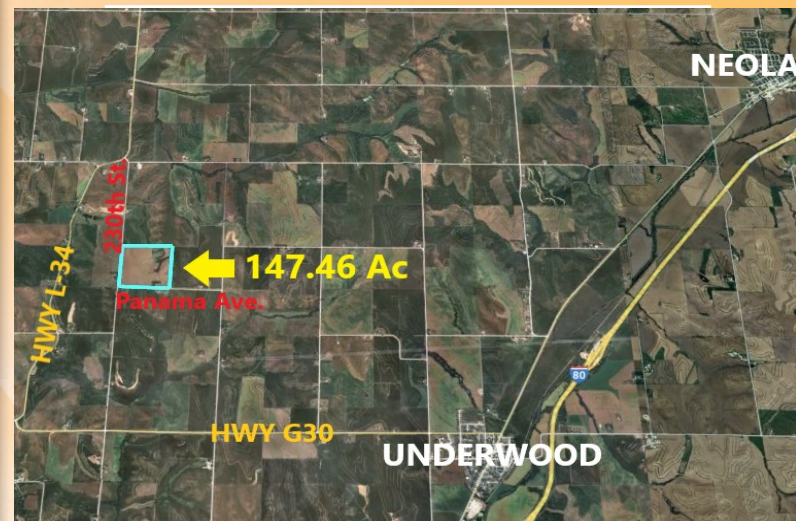
METHOD OF SALE: Offered as single tract via one-chance sealed bid auction. Seller reserves the right to reject any & all bids.

SUBMISSION OF BIDS: All interested parties are required to make offers on the one-chance sealed bid form provided by Midwest Ag Services, Inc. All bids must be hand-delivered, mailed or Emailed to Midwest Ag Services, Inc. Co. Bluffs office, on or before Friday October 24, 2025 at 12:00 Noon, CDT.

SALE TERMS: The successful bidder will be required to enter into a purchase contract no later than October 27, 2025, at 5:00 PM, and submit a 10% earnest money deposit within one business day of acceptance, payable to Clear Title & Abstract. The balance of the purchase price will be due at closing in the form of a wire transfer or cashier's check. Closing shall take place within 30 to 45 days following acceptance of the offer. Bids are not contingent upon financing, and the closing fee will be split equally between the buyer and seller.

ATTORNEY: Zachary M. Winter, Stuart Tinley Law Firm LLP.

SELLER: Duane D. Larsen Estate



DRIVING DIRECTIONS

From Underwood Iowa, Go West on HWY G30 for Approx. 3 Miles, Then Head North on 230th St. for 1.5 Miles. The Farm is Located on the East Side of 230th St & North Side of Panama Ave. Look For the Signs!

Midwest
Ag Services, Inc.

245 W. Broadway PO Box 845
Council Bluffs IA 51502
(712)-323-5353

Evan Summy, Broker: 402-618-1326

Kelly Summy, Assoc. Broker: 402-670-0878

Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties. Any written updates made prior to the bid deadline take precedence over previously printed material &/or oral statements.

For More Details Visit: www.MidwestAgServices.com