

LAND/ACREAGE AUCTION



Winston L. Moffatt
REVOCABLE LIVING TRUST

DIRECTIONS TO THE TRACTS

Tract 1 & 1A are approximately 8 miles west of Oakland IA on Highway 6. Tract 2 is approximately 1/2 mile West of Tract 1 at the Junction of Highway 6 and 340th St. Tracts 3 and 3A are approximately 2 miles west of Tract 2 on Highway 6. Note: Tracts are easily accessible from Minden IA - Hwy 6 is approximately 13 miles South of Minden IA on 340th St & Junction of Hwy 6. Signs Posted. **Note:** All farms are located on Highway 6 within 3 miles of each other.



461.63 Acres M/L
POTTAWATTAMIE COUNTY, IOWA
WASHINGTON TOWNSHIP SECTIONS 14, 20, 21 & 22

WEDNESDAY, November 18, 2026 @ 11:00 A.M.

AUCTION LOCATION: The Twisted Tail Steakhouse & Saloon | 2849 335th Street Beebeetown / Logan, Iowa

TRACT #1 - EAST FARM



148.66 Taxable Acres m/l
(subject to final zoning approval)

TRACT #1A - ACREAGE



34524 HIGHWAY 6
OAKLAND, IOWA

TRACT #2



147.99 Taxable Acres M/L

TRACT #3 - WEST FARM



152.25 Taxable Acres m/l
(subject to final zoning approval)

TRACT #3A - ACREAGE



31909 HIGHWAY 6
TREYNOR, IOWA

Brief Legal Description: W 1/2 SE 1/4 and E 1/2 SW 1/4, except the acreage identified as Tract 1A located at 34524 Highway 6, Oakland, Iowa, all in Section 14, Township 75, Range 41, Pottawattamie County, Iowa.

FSA Information: Farm# 2981 Tract#: 1774 FSA
Cropland: 125.60
Pasture: 18 ac
Corn Base: 88.44 PLC Yield 157
Bean Base: 21.23 PLC Yield 43
CSR2: 72.3 per Surety Maps

Access: Farm access from Highway 6 has been granted in the Southeast corner of the farm. Contact Agent for IDOT maps.

Farm is located approximately 8 miles west of Oakland, IA or 1/2 mile east of the Junction of 340th St (Minden Road & Highway 6).

Acreage: 8.64 taxable Acres M/L subject to final zoning approval

Property Details: 1 story, 3 bed, 1 bath home built in 1966 with 1310 f.s.f main level, and full basement with 500 f.s.f. Basement stall garage and 12x28 detached garage built in 1950

Additional Improvements: 38x70 steel utility building, Grain bins totaling 21,011bu of grain storage, a 9815bu silo, 2 barns, and older poultry house and sheds.

Property has 4 wells.

Seller will provide a passing time of transfer septic inspection, termite inspection and passing bacteria/nitrate test for the water servicing the home.

School District: Riverside

Open House Dates: October 25th, November 1st and November 8th from 1-3pm or by appointment.

Brief Legal Description: NE 1/4, except Highway 6 and except the E 519' of the S 533' in the SE 1/4 NE 1/4, Section 22, Township 75, Range 41, Pottawattamie County, Iowa.

FSA Info: Farm# 5648 Tract#: 8576

Cropland Acres: 143.43 Acres

Corn Base: 72.24 PLC Yield 137

Bean Base: 72.24 PLC Yield 40

Balance of Acres: Terraces and related non-cropland areas.
CSR2: 74.1 per Surety Maps

Additional Information: 2 older grain bins: 3468bu built in 1960 and 7054bu built in 1978

GPS Address: 33537 Highway 6, Treynor, IA. Farm is located at the Southwest corner of the intersection of Highway 6 and 340th Street, which is 13 miles South of Minden, and West of Oakland Iowa on Highway 6 approximately 9 miles.

Brief Legal Description: E 1/2 NE 1/4, except Highway 6, in Section 20, and W 1/2 NW 1/4, except Highway 6, in Section 21, except the acreage located at 31909 Highway 6, Treynor, Iowa, all in Township 75, Range 41, Pottawattamie County, Iowa.

FSA Info: Farm#: 5648 Tract#: 1740

Cropland Acres: 143.93 Acres M/L including CRP acres

Corn Base: 73.74 PLC Yield 136

Bean Base: 55.65 PLC Yield 40

CRP Acres: 3.47 Acres M/L

Contract#'s 11413A & 11170A

Annual CRP Payment: \$1,041

Buyer will assume and abide by the terms of the existing CRP contracts. Seller will retain 100% of the 2026 CRP payment. Buyer will receive 100% of 2027 CRP payment and all subsequent payments.

CSR2: 64.9 per Surety Maps

Access: Access from Highway 6 has been granted. Farm access is on the west side of the creek. Contact Agent for IDOT maps.

Acreage: 4.09 taxable Acres M/L subject to final zoning approval

Property Details: 2 story home built in 1928, 4 bedrooms, 1.5 bath. 1856 sq feet with full basement. 1 car 32x24 detached garage built in 1960

Additional Improvements: 50x120 steel utility building built in 2009. 9405bu grain bin built in 2000. 60x60 barn built in 1913. 9485bu grain bin built in 1973. New septic system will be installed prior to closing.

School District: Treynor

Open House Dates: October 25th, November 1st and November 8th from 1-3pm or by appointment.

Seller will provide a passing termite and passing bacteria/nitrate test for the water.

TERMS: Tracts 1, 2 & 3 will be sold on a dollar per acre basis. Tracts 1A and 3A will be sold on a total dollars basis.

CLOSING: Closing shall take place on or before December 18th, 2026

AGENCY: Spencer Groups, Inc., Ed Spencer Real Estate, and Farms America, Inc. are agents for and represent the Seller exclusively in this transaction. All bidders shall be considered customers and not clients of the auction companies.

AUCTIONEERS NOTE

These Farms have all been well cared for. Winston took pride in his land and used the very best farming and fertilization practices. Acreages are well cared for and will make excellent homes and with ample room for machinery and toy storage and horse and livestock projects.

Winston L. Moffatt
REVOCABLE LIVING TRUST

Daniel Fischer, Attorney for the Estate | Kohorst Fischer Plumb Law Firm PLLC



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