

LAND/ACREAGE AUCTION



Winston L. Moffatt
REVOCABLE LIVING TRUST



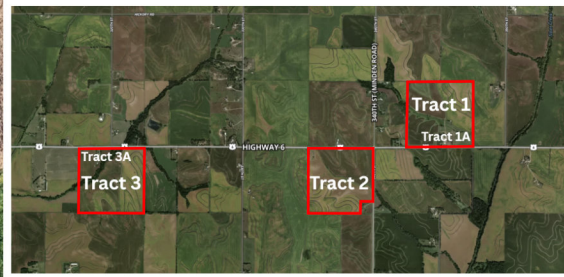
WEDNESDAY, Nov. 18, 2026 @ 11AM

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



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
Sold in 5 tracts

- ▶ **Tract 1** - 148.66 taxable, 125.60 cropland 72.3 CSR2
- ▶ **Tract 1A** - 34524 Hwy 6, Oakland 8.64 acres m/l, home & outbuildings
- ▶ **Tract 2** - 147.99 taxable/143.43 cropland 74.1 CSR2
- ▶ **Tract 3** - 152.25 taxable/143.93 cropland w/3.47 acres CRP 64.9CSR2
- ▶ **Tract 3A** - 31909 Hwy 6, Treynor 4.09 acres m/l home & outbuildings



OPEN HOUSE DATES

- ▶ **October 25th**
- ▶ **November 1st**
- ▶ **November 8th**

*1-3PM or by
appointment*

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