

# LAND SALE AT PRIVATE AUCTION

## 115 Acres more or less per original government survey

### Woodbury County, Iowa Farmland

#### LEGAL DESCRIPTION:

The South Half (S ½) of the Southwest Quarter (SW ¼) except the East 150 feet of the South 125 feet of Section Twenty-nine (29), Township Eighty-nine (89) North, Range Forty-five (45) West of the 5th P.M., Woodbury County, Iowa.

AND

The Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) except the East 123.4 feet of the North 253.1 feet of Section Twenty-nine (29), Township Eighty-nine (89) North, Range Forty-five (45) West of the 5th P.M., Woodbury County, Iowa.

OWNERS: Todd P. Cropley and Kimberly A. Cropley, husband and wife

LOCATION: From Kingsley head South on Hwy. 140 towards Moville for 4 Miles; Turn West on 110th Street for 7.7 miles; Turn South on Emmett Avenue for 4.0 Miles; Turn West on 150th Street for .5 Miles. Subject lies on the north side of 150th Street.

Cropland – 108.22

Average CSR 2 – 76.2

Soil – Wilsey and Napier Silt Loam, Kennebec and Ida Silt Loam

PLC Tract Yield (corn) – 167

PLC Tract Yield (beans) - 46

Current annual real estate taxes: \$4,334.00

The above figures are not guarantees and are estimates only.

Seller will be accepting sealed bids on the above-described property until **December 17, 2025**. Any person interested in purchasing the property should submit a bid in writing in total dollars accurately describing the real estate and include their address and telephone number to Barry Thompson, c/o Thompson Law Office, LLP, 4 East Second Street, P. O. Box 219, Kingsley, IA 51028 on or before **December 17, 2025** by 5:00 P.M. The highest bidders on the property will be invited to a private auction for the final sale of the property on **December 19, 2025** at 10:00 A.M. The highest bidder on the day of sale will be expected to pay ten percent (10%) of the purchase price on that day and sign a contract for the balance of the purchase price. Seller will provide the buyer with an Abstract of Title showing marketable title on the property. Closing shall occur on or before March 1, 2026, when the unpaid balance shall be paid in full. Seller shall pay all the real estate taxes that become delinquent October 1, 2026. Buyer shall pay all real estate taxes thereafter. Possession shall be given March 1, 2026.

Any announcements day of sale shall supersede any statements made. Seller reserves the right to reject any and all bids.

## OWNERS –

Todd P. Cropley and Kimberly A. Cropley, husband and wife

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Barry Thompson and Chad Thompson – Thompson Law Office, LLP  
4 East Second Street, P. O. Box 219, Kingsley, IA 51028  
Phone: (712) 378-3611