

# LAND SALE AT PRIVATE AUCTION

320 acres more or less per original government survey

Woodbury County, Iowa Farmland

## LEGAL DESCRIPTION:

The North Half (N ½) of Section Twenty-one (21), Township Eighty-nine (89) North, Range Forty-six (46) West of the 5th P.M., Woodbury County, Iowa.

**OWNER:** Joyce Barnable Estate, Executor – John J. Holton, Sr.

**LOCATION:** From Kingsley head South on Hwy. 140 towards Moville for 4 Miles; Turn West on D12 for 12.8 Miles; Turn South on Carroll Avenue for 2 Miles. Subject lies southwest of the intersection of gravel Carroll Avenue and gravel 130th Street on the west side of gravel Carroll Avenue.

Cropland - 264.70

Average CSR 2 – 57.2

Soil – Ida Silt, Monona Silt, Judson Silt, Napier Silt

PLC Tract Yield (corn) - 152

Trees – 20 acres more or less

Residence – 1,344 square feet, built in 1993 with older set of out buildings

Current annual real estate taxes: \$11,826.00

The above figures are not guarantees and are estimates only.

Seller will be accepting sealed bids on the above-described property until November 19, 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 November 19, 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 November 21, 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 –

Joyce Barnable Estate, Executor – John J. Holton, Sr.

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Barry Thompson and Chad Thompson –Thompson Law Office, LLP  
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