

OSCEOLA COUNTY LAND AUCTION

**WEDNESDAY, AUGUST 5, 2026
10:00 AM START**



120 +/- ACRES OF OSCEOLA COUNTY FARMLAND DARYL & MARILEE STRENGE TRUST

Auction held at Melvin Legion Building at 225 Main Street in Melvin, Iowa.

LOCATION: The property is located at the northwest corner of the intersection of 250th Street and Highway 59. This is 2 miles west of Melvin, Iowa; 8 miles southeast of Ashton, Iowa; 8 miles north of Sanborn, Iowa. Auction sign posted at the property. **ABB. LEGAL:** S 1/2 SE 1/4 AND S 1/2 N 1/2 SE 1/4 of 23-98-41. **FARM INFORMATION:** Selling will be 120 acres, more or less, according to the legal description. 98.25 acres of the farm are currently enrolled in the CRP program with total yearly payments of \$34,486. The balance of the farm includes an older building site, small pasture and waterway areas. The overall CSR2 rating is 93.7 for the entire farm, with an older CSR rating of 77.3. There are over 46% Sac series soils present with the balance in Spicer, Primghar, Marcus, Ransom and other soils. Current taxes are \$3,552 per year. **TERMS:** Ten percent earnest money on day of auction. Buyers will enter written agreements for purchase immediately following the close of bidding. All final bids are subject acceptance or rejection by ownership. Balance due on or before December 2, 2026, when deed and abstract showing merchantable title will be delivered and possession given. Seller will assign the CRP payment that is due on or after October 1, 2027 and obligations of compliance to buyer. Seller will retain the USDA payment made on or after October 1, 2026. The Sellers will pay the installment of Iowa real estate taxes that would become delinquent if not paid by October 1, 2027 and all prior taxes. **NOTE:** This farm can be a great producer for a farmer with high-yielding crop soil types. It can also be an excellent investment given the CRP income and can make a great private hunting spot for anyone in the area. Please contact Klaassen Realty with any questions. Online bidding prior to and through the auction available through the klaassenrealty.hibid.com site or find us through the link in the auction section of the website, klaassenrealty.com. **DISCLAIMER:** All information contained in this advertisement and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied concerning the property is made by the Sellers or the Auction Company. Each potential bidder is responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this advertisement is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the discretion of the auctioneers. All decisions of the auctioneers are final. Any announcements made the day of the sale take precedence over printed material or any other oral statements made. Please contact auctioneer for additional information on the property. Klaassen Realty, Broker Klaassen Realty is an agent for and is representing the Sellers for this auction.

Auctioneers: Kevin T. Klaassen - 712-754-3500 * Duane Bleeker, Ron Sterk, Clark Ahders

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