

FARMLAND AUCTION

REUBEN AND CAROL TERLOUW FARM

The Reuben Terlouw Trust offers farm real estate located approximately 2 miles East of Pella, Mahaska County, Iowa, for sale in two parcels:

Parcel 1: The East Half of the Northwest Fractional Quarter of Section 5, Township 76, Range 17 West of the Fifth P.M. (Parcels 0505100004 & 0505100005), except Lots 1, 2 and 3 thereof, consisting of 60.06 acres; 2.23 ROW, 57.83 net acres, more or less. Approximate CSR2 86.23. Real estate taxes \$2,519

Parcel 2: The West Half the Northwest Fractional Quarter of Section 5, Township 76 North, Range 17 West of the Fifth P.M. (Parcels 0505100001 & 0505100003), consisting of 72.83 acres; 0.99 ROW; 71.84 net acres, more or less. Approximate CSR2 84.21. Real estate taxes \$2,116.

The farmland will be sold by the acre, with 60 being the multiplier for Parcel 1 and 72 being the multiplier for Parcel 2.

Due date for offers: Wednesday, December 3, 2025, at 4:00 P.M.

Auction date: Thursday, December 4, 2025, at 10:00 AM.

Closing Date: January 15, 2026

The farm lease has been terminated effective March 1, 2026. Sellers retain all 2025 farm rent.

All offers must be on the Offer to Buy form provided by Kreykes & Chaplin, P.L.C. All offers must be received no later than Wednesday, December 3, 2025, at 4:00 P.M. by Kreykes & Chaplin, P.L.C., 700 Main Street, Suite 201. Offer to Buy forms may be obtained and submitted either in person, via email (fred@kreykesandchaplin.com) or facsimile (641-628-9082).

The top bidders will be invited to attend a private auction on Thursday, December 4, 2025, at 10:00 AM, at Kreykes & Chaplin, P.L.C. 700 Main Street, Suite 201, Pella, IA 50219. At the private auction, the top bidders will be permitted to raise the offers one or more times until the bidding ceases.

The successful bidder will be required to execute an Offer to Buy and pay 10% of the purchase price upon acceptance of the Offer, which will be held in Kreykes & Chaplin PLC Trust Account. The balance of the purchase price will be due at closing on January 15, 2026. Prior to closing, Sellers will provide an abstract of title showing merchantable title. Real estate taxes will be prorated to January 15, 2026.

Sale is not contingent upon Buyer financing. If Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the down payment will be forfeited. The Sellers reserve the right to reject any and all bids for any reason at any time. Announcements at the private auction on December 4, 2025, shall take precedence.

Information provided herein was obtained from sources deemed reliable, but neither Fred J. Kreykes, Kreykes & Chaplin, P.L.C. nor the Seller make any guarantees or warranties as to its accuracy. All sketches, dimensions and acreage figures are approximate. No survey will be furnished by Sellers. All bidders are responsible for conducting their own inspection, inquiries and due diligence regarding the property, and to rely upon their own conclusions. The property is sold "AS IS" with no express or implied warranties or guarantees.

Additional information is available from

Bruce Terlouw – Phone 641-780-0088

OR

Fred J. Kreykes, Attorney at Law

700 Main Street, Suite 201, Pella, IA 50219

Phone: (641) 628-2383, Cell: (641) 780-6600

Email: fred@kreykesandchaplin.com

More information on our website: www.kreykesandchaplin.com.

