

FARMLAND AUCTION

MARIAN WALKER ESTATE

The Marian Walker Estate offers the following farm real estate located approximately 5 miles East of Albia and 1 mile North of Highway 34, Monroe County, Iowa, for sale:

The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16; the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, except Parcel "E", the Northwest of the NE $\frac{1}{4}$, the North part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21; and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, except Parcel E as shown on Amended Plat of Survey recorded at Book 2025, Page 1435, and except Parcel "C" as shown in the Plat of Survey at Book 2005, Page 199, Section 21 of Township 72 North, Range 16 West of the 5th P.M., Mantua Township, Monroe, County, Iowa.

Total Farmland 131.86 A, consisting of Cropland 101.86 A, including Tillable 38.56 A and Pasture 61.3 A, more or less. CSR2 Average 32.4 and Cropland CSR2 65.9

Locally known as 7079 189th St., Albia, IA 52531

Home is 1456 square feet, three bedrooms, two bathrooms; vinyl siding. Electric furnace, water heater and AC. Detached 24' X 30' garage. Albia School District. Rural water.

The real estate will be sold by the acre with 130 being the multiplier.

Due date for offers: Monday, April 6, 2026, at 4:00 P.M.

Auction date: Tuesday, April 7, 2026, at 1:00 PM.

Closing Date: May 15, 2026

The farm lease has been terminated effective March 1, 2026.

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 Monday, April 6, 2026, 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 Tuesday, April 7, 2026, at 1:00 PM, at Albia Public Library, 203 Benton Ave E, Albia, IA 52531. 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 nonrefundable 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 or about May 15, 2026. Prior to closing, Sellers will provide an abstract of title showing merchantable title. Real estate taxes will be prorated to May 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 April 7, 2026, shall take precedence.

The sale is subject to all easements, covenants and restrictions of record. The Deed shall include a provision which requires the Buyer to share the cost of a permanent fence along the North and West boundaries of Parcel E shown on Amended Plat of Survey recorded at Book 2025, Page 1435, with completion by the end of 2026.

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

LuAnn Colosimo 641-777-9861,

Gary Walker 641-660-1563, 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

