ACREAGE AUCTION

ROBERT HEEMSBERGEN

Robert Heemsbergen offers the following real estate located approximately 6 miles East and South of Runnells, Iowa in Marion County, Iowa, for sale:

> Parcel A in the NW ¼ of the SW ¼, Section 3, Township 77 North, Range 21 West of the 5th P.M., in Marion County, Iowa, as described in Plat of Survey recorded as Instrument Number 26-4722 in Book 2026, Page 4722. Includes acreage locally known as 160 40th Ave, Runnells, IA 50237. House and buildings are sold "AS IS".

Amenities: The acreage contains a 1,216 square foot residence with three bedrooms and one bathroom. The house has central air conditioning, a new roof (2025) and a new septic system (2026). The property utilizes propane heat and currently rents a tank from Stubbs Petroleum. There is a 30' by 24' detached garage and a 42' by 64' machine shed with 16' foot doors and concrete floors which was built in 2026.

The acreage and surrounding farmland share Parcel No. 2191000000.

Due date for offers: December 9, 2026, at 4:00 P.M.

Auction date: December 10, 2026, at 9:00 AM.

Closing Date: January 15, 2027.

The residence shall be held open for viewing on November 21, 2026 10:00 A.M. to 12:00 P.M.



All offers must be on the Offer to Buy form provided by Kreykes & Chaplin, P.L.C. All offers must be received by **Kreykes & Chaplin, P.L.C., 700 Main Street, Suite 201, Pella, IA 50219**, no later than December 9, 2026, at 4:00 P.M. Offer to Buy forms may be obtained and submitted by ordinary mail, email fred@kreykesandchaplin.com or noah@kreykesandchaplin.com, facsimile (641-628-9082) or in person.

The top bidders will be invited to attend or participate by phone in a private auction on December 10, 2026, at 9:00 AM, at Kreykes & Chaplin, PLC, 700 Main Street, Ste. 201, Pella, Iowa. 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 or about January 15, 2027. Prior to closing, Sellers will provide an abstract of title showing merchantable title. Real estate taxes will be prorated to January 15, 2027.

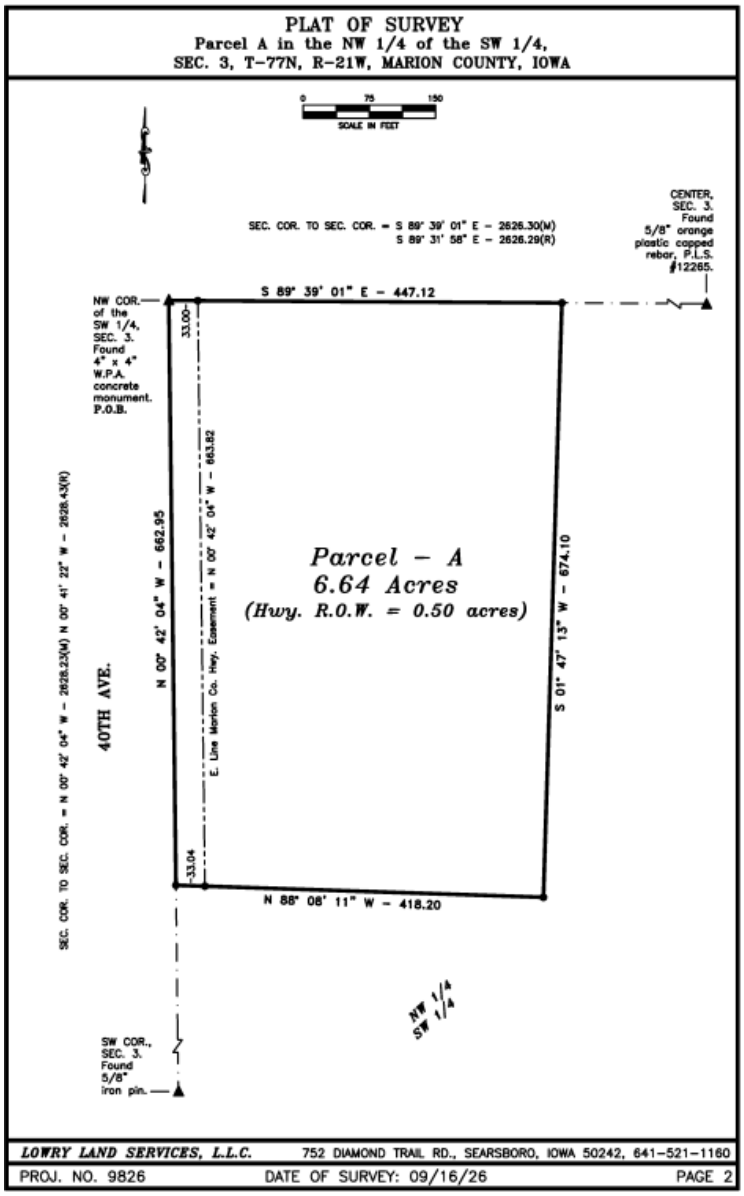
Sale is not contingent upon Buyer financing. If Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default, and the down payment will be forfeited. The Seller reserves the right to reject any and all bids for any reason at any time. Announcements at the private auction on December 10, 2026, shall take precedence.

The sale is subject to all easements, covenants and restrictions of record.

Information provided herein was obtained from sources deemed reliable, but neither Fred J. Kreykes, Noah R. Chaplin, 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 additional survey will be furnished by Seller. 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. The residence is served by a private sewage disposal system, which is exempt from a time of transfer inspection as it is a transfer of property with a system that was installed not more than two years prior to the date of the transfer under Iowa Code § 455B.172(11)(a)(8).

Additional information is available from
David Heemsbergen, POA – Phone 651-295-1579
Noah R. Chaplin, Attorney at Law
Fred J. Kreykes, Attorney at Law
700 Main Street, Suite 201, Pella, IA 50219
Phone: (641) 628-2383, Cell: (641) 780-8400, (641) 780-6600
Email: fred@kreykesandchaplin.com
noah@kreykesandchaplin.com
More information on our website: www.kreykesandchaplin.com


Lot Lines are
Approximate
40TH AVE


PLAT OF SURVEY
Parcel A in the NW 1/4 of the SW 1/4,
SEC. 3, T-77N, R-21W, MARION COUNTY, IOWA
0
75
150
SCALE IN FEET
SEC. COR. TO SEC. COR. = S 89° 39' 01" E - 2626.30(M)
S 89° 31' 58" E - 2626.29(R)
CENTER, SEC. 3. Found 5/8" orange plastic capped rebar, P.L.S. #12265.
S 89° 39' 01" E - 447.12
NW COR. of the SW 1/4, SEC. 3. Found 4" x 4" W.P.A. concrete monument. P.O.B.
33.00
E. Line Marion Co. Hwy. Easement = N 00° 42' 04" W - 663.82
SEC. COR. TO SEC. COR. = N 00° 42' 04" W - 2626.23(M) N 00° 41' 22" W - 2626.43(R)
40TH AVE.
N 00° 42' 04" W - 662.95
Parcel - A
6.64 Acres
(Hwy. R.O.W. = 0.50 acres)
S 01° 47' 13" W - 674.10
33.04
N 88° 08' 11" W - 418.20
NW 1/4
SW 1/4
SW COR., SEC. 3. Found 5/8" iron pin.
LOWRY LAND SERVICES, L.L.C.
752 DIAMOND TRAIL RD., SEARSBORO, IOWA 50242, 641-521-1160
PROJ. NO. 9826
DATE OF SURVEY: 09/16/26
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Property Lines are Approximate