539 +/- ACRES OF FARMLAND

Near Council Bluffs | Pottawattamie County, Iowa | Offered in 3 Tracts

ONE-CHANCE SEALED BID AUCTION

Bids Due: Thursday, December 10, 2026 @ 10:00 AM CST



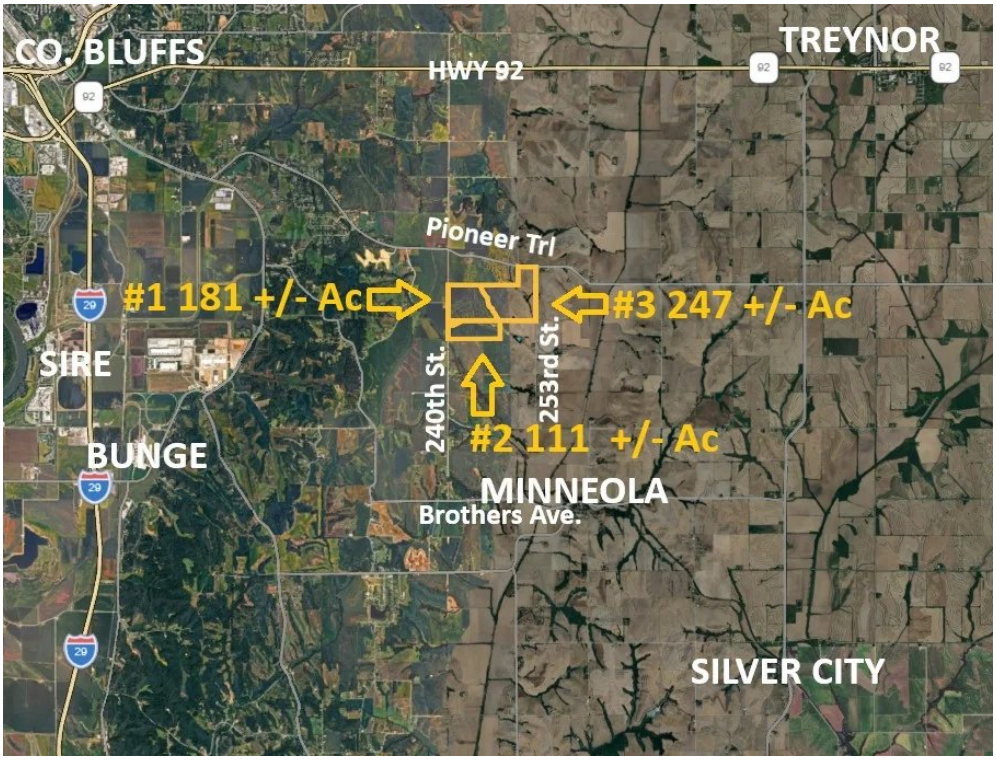
LOCATION: Sections 20, 29 & 30, Keg Creek Township (T74N-R42W), Pottawattamie County, Iowa. Just north of Minneola, a short drive southeast of Council Bluffs and the Omaha metro. Lewis Central Community School District.

Tract	Est. Net Taxable Ac.	Est. Crop Ac.	CSR2	Est. Taxes	Notes
#1	181 +/-	163.63	65.1	$5,160/yr	1/4 mile hard-surfaced road frontage, east side of 240th St.
#2	111 +/-	94.11	64.3	$3,170/yr	Approx. 1/2 mile south of Tract #1. Two grain bins (approx. 32,000 bu.), Sukup aeration fans on both bins, dryer burner on south bin; Seller-owned 1,000-gal. propane tank; pond access.
#3	247 +/-	227.38	60.2	$7,050/yr	South side of Pioneer Trail & west side of 253rd St.
Total	**539 +/-**	**485.12**		**$15,380/yr**	

Acres are estimated net taxable acres, subject to final plat & survey. Crop acres & CSR2 per Surety mapping software. Taxes are estimates.

SELLERS: BRANDT LAND CO. & DAVID & BEVERLY BRANDT

LOCATION MAP



TRACT MAP



SALE BILL

539 +/- Acres | Keg Creek Twp., Pottawattamie Co., Iowa

PROPERTY INFORMATION

LAND: Well-terraced, productive cropland with conservation practices actively applied. High, flat ground well suited for acreage building sites. Close proximity to local elevators & ethanol plants, including Bunge and SIRE.

FSA INFO: Farm #465 - 263.90 ac. corn base (141 bu. PLC yield) & 218.00 ac. soybean base (43 bu. PLC yield). HEL with conservation systems actively applied. FSA tract, cropland & base acre reconstitution by tract to be determined by the FSA office following survey.

POSSESSION: 2026 farm leases terminated effective March 1, 2027. Possession at closing subject to the existing farm tenant's rights, with full possession to farm or lease for the 2027 crop year.

- Bid on one, two, or all three tracts - combination bids accepted
- Tract #1: 1/4 mile of hard-surfaced road access
- Tract #2: two grain bins with approx. 32,000 bu. storage, Sukup aeration fans on both bins, dryer burner on the south bin, Seller-owned 1,000-gal. propane tank, plus access to a pond
- Excellent high, flat building site locations in the Lewis Central School District

SALE TERMS

Bids Due: Thursday, December 10, 2026 at 10:00 AM CST. All bids must be made on the One Chance Sealed Bid Offer Form provided in the bid packet. Bids may be hand-delivered or mailed to Midwest Ag Services, 245 W. Broadway, Council Bluffs, IA 51503, or emailed to Evan@MidwestAgServices.com. If you mail or email your bid, please call Evan at (402) 618-1326 before the deadline to confirm it was received. Any uncertainty regarding the time a bid is received will be resolved against the bidder.

One Chance: Each bidder submits one bid - their highest and best. There is no second round.

Offered in 3 Tracts: Bid on one, two, or all three tracts; each tract is bid as a total gross dollar amount. Combination bids on two or all three tracts are also accepted - a combination bid will only be accepted as a whole. Sellers reserve the right to accept or reject any and all bids.

Possession: 2026 farm leases have been terminated effective March 1, 2027. Possession at closing subject to the existing tenant's rights, with full possession to farm or lease for the 2027 crop year. Sellers retain 100% of the 2026 cash rent.

Acres: All acres are estimated net taxable acres, subject to final plat & survey.

Earnest Money & Purchase Agreement: Successful bidder(s) must sign the Purchase Agreement and deliver a 10% earnest money deposit by personal check or wire transfer (payable to Clear Title & Abstract Trust Account) by 5:00 PM CST on Friday, December 11, 2026.

Closing: 45–60 days after acceptance, with the balance due at closing. Bids are not contingent upon financing. Closing agent: Clear Title & Abstract, LLC; closing fee split equally between Buyer and Sellers.

Taxes & Survey: Real estate taxes prorated to the date of closing. Any survey required to convey a tract will be at Sellers' expense; purchase price will not be adjusted to surveyed acres.

Tract #2 Improvements: Only the two grain bins (with aeration fans & dryer burner) and the Seller-owned 1,000-gal. propane tank are included. All other improvements on the adjoining building site are expressly excluded from this sale.

As Is Where Is: Property is sold "As Is Where Is." Bids containing contingencies, conditions, alterations of the terms, or escalation clauses will not be considered.

Tract #3: Owned by Brandt Land Co. (131 +/- ac.) and David & Beverly Brandt (116 +/- ac.); a winning bid including Tract #3 will be split into two purchase agreements by net taxable acres.

REQUEST THE BID PACKET

Full sale terms, tract pages, soils & FSA maps, bid forms and the Purchase Agreement are included in the bid packet.

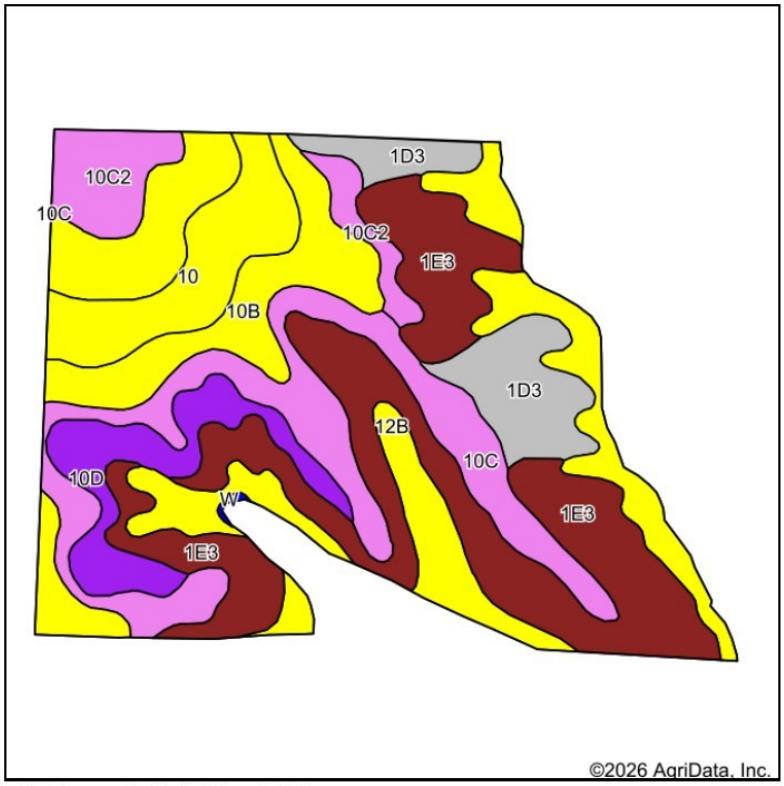
Evan Summy, Broker | (712) 323-5353 | Cell (402) 618-1326 | Evan@MidwestAgServices.com

Disclaimer: The information in this sale bill was gathered from various sources deemed reliable, but it can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties. All acres are estimated and subject to final plat & survey. The terms of the bid packet govern; any written updates made prior to the bid deadline take precedence over previously printed material &/or oral statements.

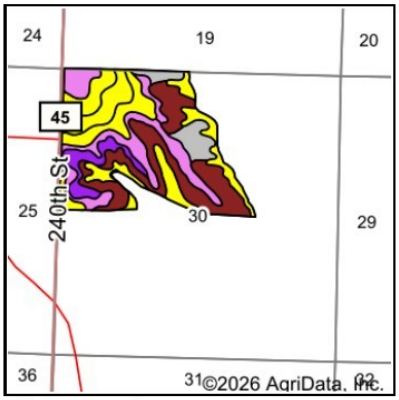
TRACT #1 - SOILS MAP

181 +/- Acres | 163.63 Est. Crop Acres | 65.1 CSR2 (per Surety)

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Pottawattamie**
Location: **30-74N-42W**
Township: **Keg Creek**
Acres: **163.63**
Date: **10/7/2026**

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IA155, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	CSR2**	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	45.78	28.0%		IVe		0	18	54
10B	Monona silt loam, 2 to 5 percent slopes	25.35	15.5%		IIe	IIIe	4000	95	88
10C	Monona silt loam, 5 to 9 percent slopes	24.04	14.7%		IIIe		0	89	87
12B	Napier silt loam, 2 to 5 percent slopes	23.40	14.3%		IIe		0	93	89
10	Monona silt loam, 0 to 2 percent slopes	12.39	7.6%		I		0	100	90
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	12.16	7.4%		IIIe		0	32	58
10D	Monona silt loam, 9 to 14 percent slopes	11.09	6.8%		IIIe		0	63	81
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	9.24	5.6%		IIIe		0	86	76
W	Water	0.18	0.1%				0	0	
			Weighted Average		*-	*-	**619.7**	**65.1**	***n 75.2**

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

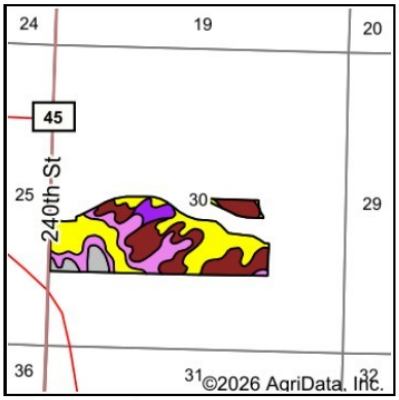
TRACT #2 - SOILS MAP

111 +/- Acres | 94.11 Est. Crop Acres | 64.3 CSR2 (per Surety)

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Pottawattamie**
Location: **30-74N-42W**
Township: **Keg Creek**
Acres: **94.11**
Date: **7/31/2026**

Midwest Ag Services, Inc.

Maps Provided By:
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N W E S

Area Symbol: IA155, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	CSR2**	*n NCCPI Soybeans
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	29.35	31.2%		IVe		0	18	54
12B	Napier silt loam, 2 to 5 percent slopes	21.21	22.5%		IIe		0	93	89
10C	Monona silt loam, 5 to 9 percent slopes	18.25	19.4%		IIIe		0	89	87
10B	Monona silt loam, 2 to 5 percent slopes	15.39	16.4%		IIe	IIIe	4000	95	88
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	5.25	5.6%		IIIe		0	32	58
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	4.15	4.4%		IIIe		0	60	70
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	0.51	0.5%		IIIe		0	86	76
			Weighted Average		**2.92**	***-**	**654.1**	**64.3**	***n 74.9**

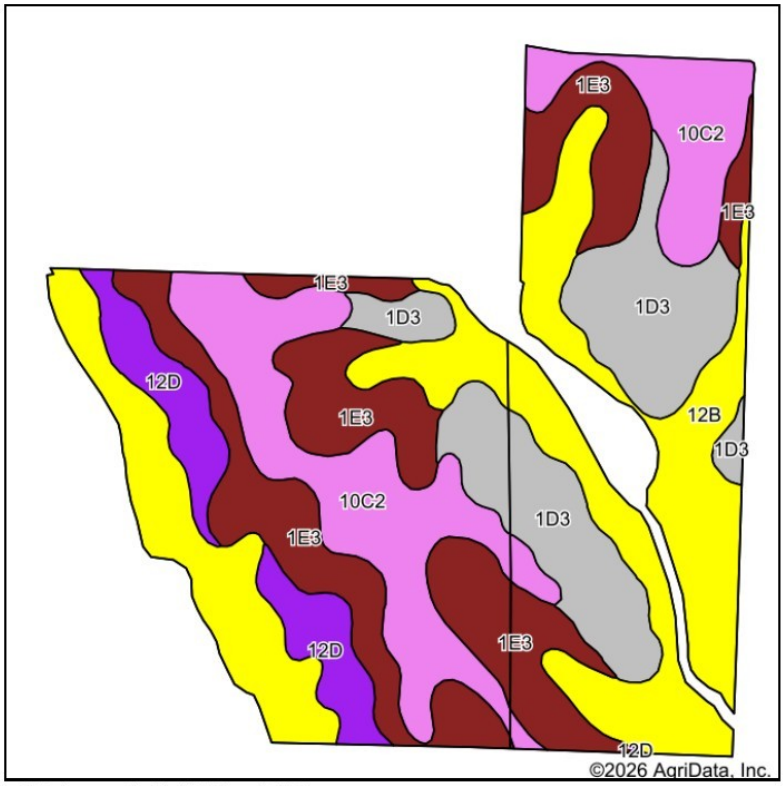
**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

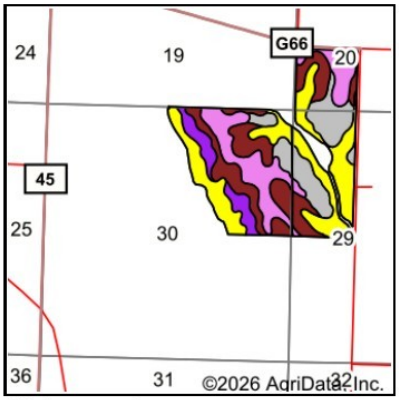
TRACT #3 - SOILS MAP

247 +/- Acres | 227.38 Est. Crop Acres | 60.2 CSR2 (per Surety)

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Pottawattamie**
Location: **30-74N-42W**
Township: **Keg Creek**
Acres: **227.38**
Date: **7/31/2026**

Midwest Ag Services, Inc.

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N W E S

Area Symbol: IA155, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
12B	Napier silt loam, 2 to 5 percent slopes	68.46	30.1%		IIe	93	89
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	56.58	24.9%		IVe	18	54
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	47.51	20.9%		IIIe	86	76
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	39.40	17.3%		IIIe	32	58
12D	Napier silt loam, 9 to 14 percent slopes	15.43	6.8%		IIIe	62	79
				Weighted Average	**2.95**	**60.2**	***n 71.5**

**IA has updated the CSR values for each county to CSR2.

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

FSA MAP - FARM #465, TRACT 3195



Legend

Non-Cropland | CRP | Iowa PLSS
Cropland | Tract Boundary | Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 115.57 acres

2026 Program Year

Map Created February 25, 2026

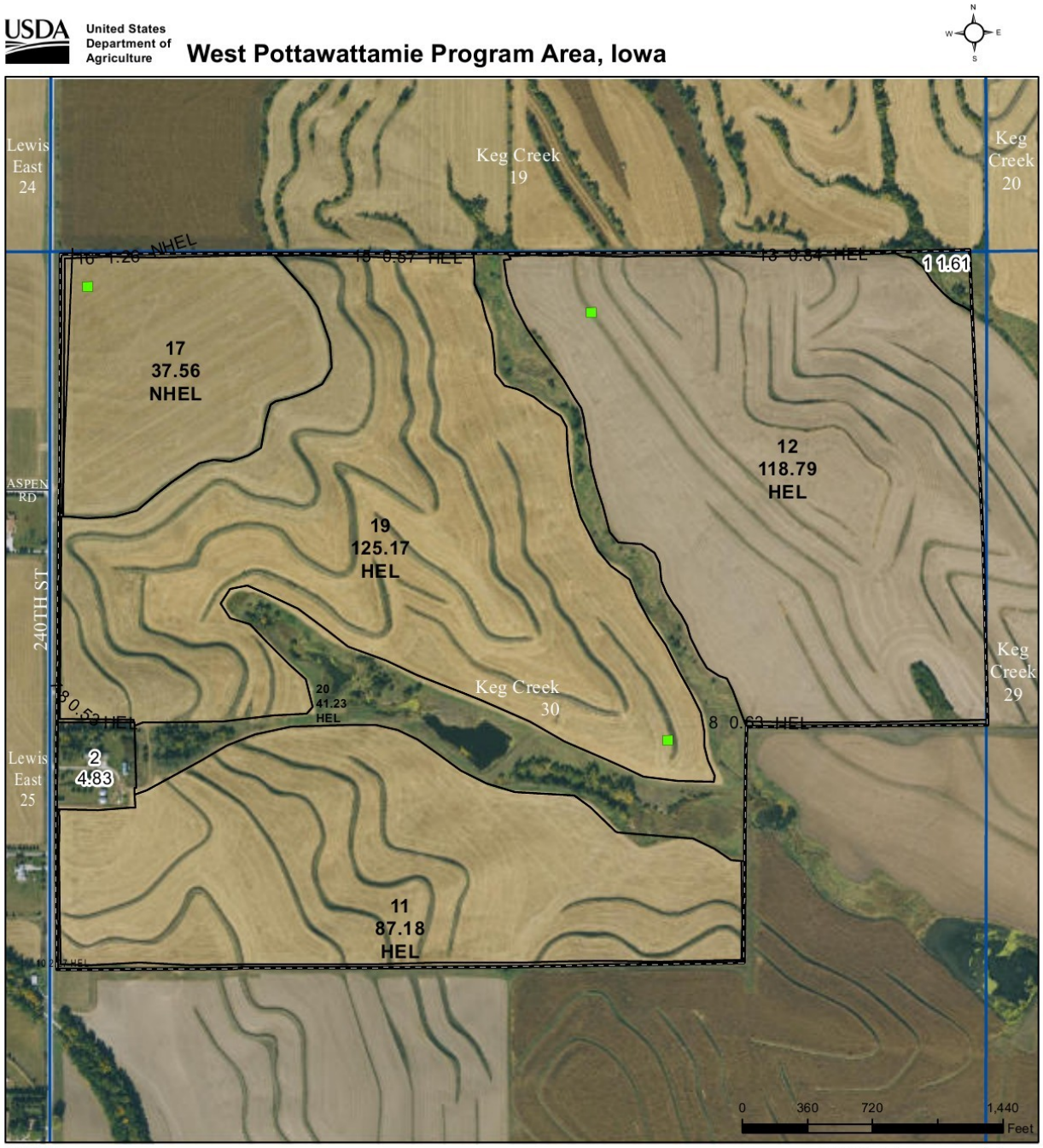
Farm **465**

Tract **3195**

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USDA is an equal opportunity provider, employer, and lender.

FSA MAP - FARM #465, TRACT 3196



Legend

Non-Cropland | CRP | Iowa PLSS

Cropland | Tract Boundary | Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 416.03 acres

2026 Program Year

Map Created February 25, 2026

Farm **465**

Tract **3196**

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FARM PHOTOS



TRACT #1



TRACT #2



TRACT #2 - GRAIN BINS



TRACT #2 - GRAIN BINS



TRACT #3



TRACT #1 HARD SURFACE ROAD ACCESS