ONE CHANCE SEALED BID

LAND AUCTION

BIDS DUE TUESDAY, DECEMBER 1, 2026 • 10:00 AM CST

215.24 +/- ACRES

SECTION 4 • SILVER CREEK TOWNSHIP (T74N-R41W) • POTTAWATTAMIE COUNTY, IOWA
32787 COTTONWOOD RD, TREYNOR, IA 51575



204.40	74.1	210 / 58	2027
FSA CROPLAND ACRES	CSR2 (SURETY)	10-YR AVG CORN / SOYBEANS BU.	FULL FARM POSSESSION



Midwest Ag Services, Inc.
Farm Management | Farm Land Sales | Farm Appraisal

MORE INFO & HOW TO SUBMIT A BID:
MIDWESTAGSERVICES.COM
402-618-1326 • EVAN SUMMY, BROKER
Evan@MidwestAgServices.com

SELLER: HALO, INC.

IOWA FARM FOR SALE

215.24 +/- ACRES • SILVER CREEK TWP • POTTAWATTAMIE CO. IOWA

Midwest Ag Services is honored to be representing **Halo, Inc.** in the sale of 215.24 +/- acres located in Pottawattamie County, Iowa. The property will be offered as a single tract via a one-chance sealed bid auction. **Contact Evan Summy at 402-618-1326 or Evan@MidwestAgServices.com for a One Chance Sealed Bid Packet!**

LOCATION: 1 Mile East & 1/4 Mile North of Treynor, IA — 32787 Cottonwood Rd, Treynor, IA 51575.

LEGAL: Fractional NE 1/4, N 1/2 SE 1/4 & the East 2 Acres of the SW 1/4, all in Section 4, Silver Creek Township (T74N-R41W), Pottawattamie County, Iowa.

FSA INFO: Farm #4387, Tract 1276. 204.40 Cropland Acres. 109.69 Acre Corn Base & 163 Bushel PLC Yield. 76.51 Acre Soybean Base & 49 Bushel PLC Yield.

CSR2: 74.1 CSR2 Per Surety Mapping Software.

YIELDS: 10-Year Average Yields of 210 Bu./Acre Corn & 58 Bu./Acre Soybeans.

LAND: Well terraced & tiled cropland. Estimated 16 acres currently in grass pasture.

2026-27 RE TAXES: $10,414 Per Year.

IMPROVEMENTS: Two-story dwelling, garage, barns, pole shed, & 9,000 bu. grain bin.

POSSESSION: Subject to 2026 cash rent lease which terminates February 28, 2027. Possession of the dwelling granted to Buyer at closing; full possession of the farm for the 2027 crop year.

METHOD OF SALE: Offered as a single tract via one-chance sealed bid auction. Seller reserves the right to reject any & all bids.

SUBMISSION OF BIDS: All interested parties are required to make offers on the one-chance sealed bid form provided by Midwest Ag Services, Inc. All bids must be hand-delivered, mailed or emailed to the Midwest Ag Services, Inc. Co. Bluffs office, on or before Tuesday, December 1, 2026 at 10:00 AM, CST.

SALE TERMS: The successful bidder will be required to enter into a purchase contract no later than December 4, 2026, at 5:00 PM, and submit a 10% earnest money deposit within one business day of acceptance, payable to Willson & Pechacek, PLC Trust Account. The balance of the purchase price will be due at closing on or before January 29, 2027, in the form of a wire transfer or cashier's check. Bids are not contingent upon financing, and the closing fee will be split equally between the buyer and seller.

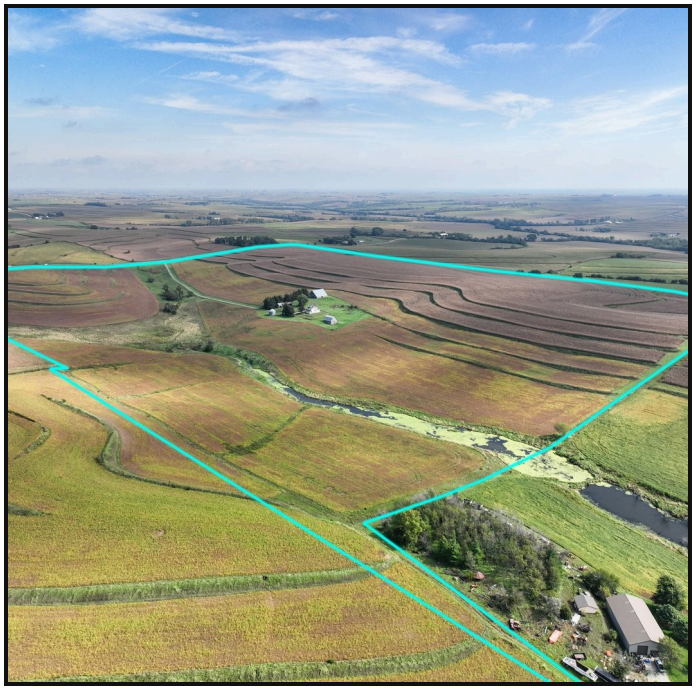
ATTORNEY / CLOSING AGENT: Lonny L. Kolln II, Willson & Pechacek, PLC.

SELLER: Halo, Inc.

DRIVING DIRECTIONS: From Treynor, IA, head East on HWY 92 for 1 mile, turn North on 320th St. for 1 mile, then head East on Cottonwood Rd. for 1/2 mile. The farm is located on the south side of Cottonwood Rd. Look for the Signs!

Disclaimer: The information in this brochure 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. Any written updates made prior to the bid deadline take precedence over previously printed material &/or oral statements.

PROPERTY PHOTOS



Looking northeast across the farm — boundary outlined



Building site — two-story dwelling, barns & 9,000 bu. grain bin



Productive high flat cropland looking north



Cottonwood Rd frontage along the north boundary looking southeast

LOCATION MAP



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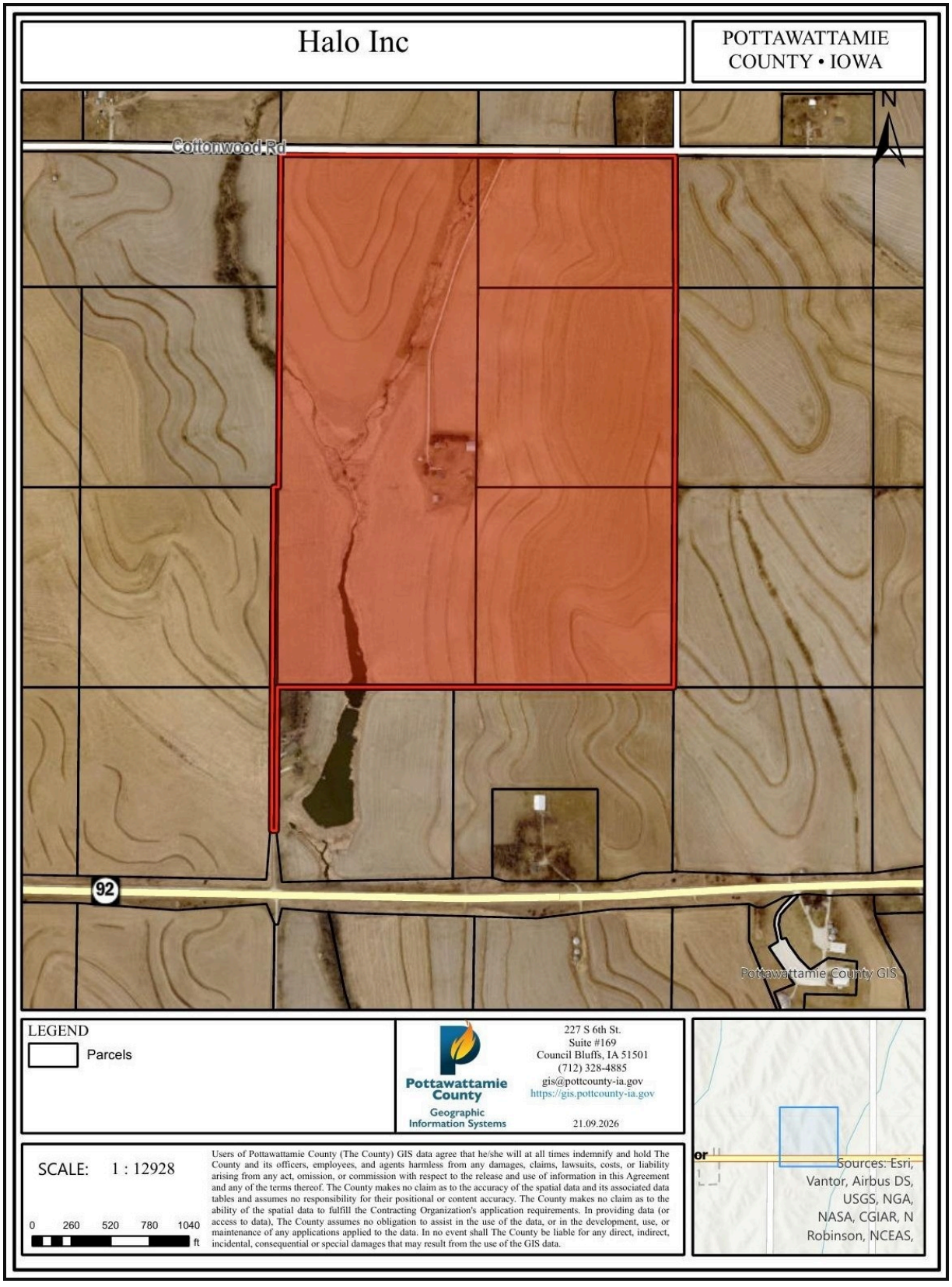
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CSR2: 74.1 CSR2 Per Surety Mapping Software.

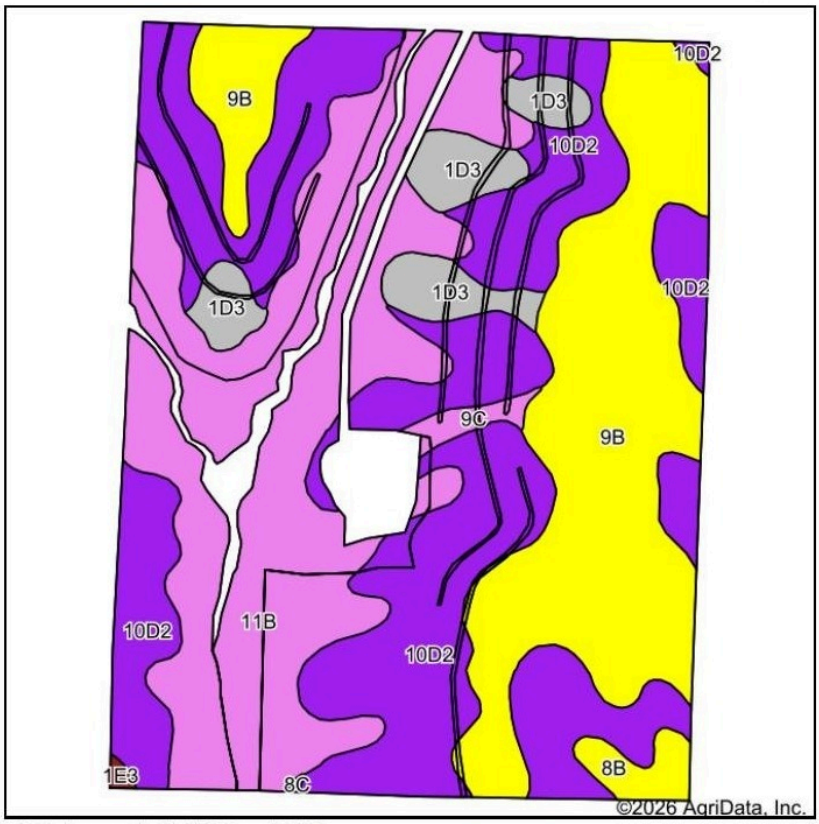
YIELDS: 10-Year Average Yields of 210 Bu./Acre Corn & 58 Bu./Acre Soybeans.

ASSESSOR'S MAP

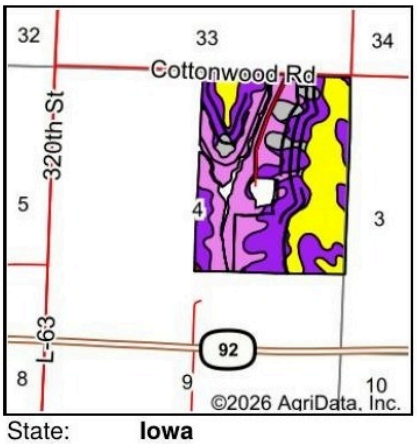


SOILS MAP — 74.1 CSR2

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Pottawattamie**
Location: **4-74N-41W**
Township: **Silver Creek**
Acres: **204.4**
Date: **9/21/2026**

Midwest Ag Services, Inc.

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

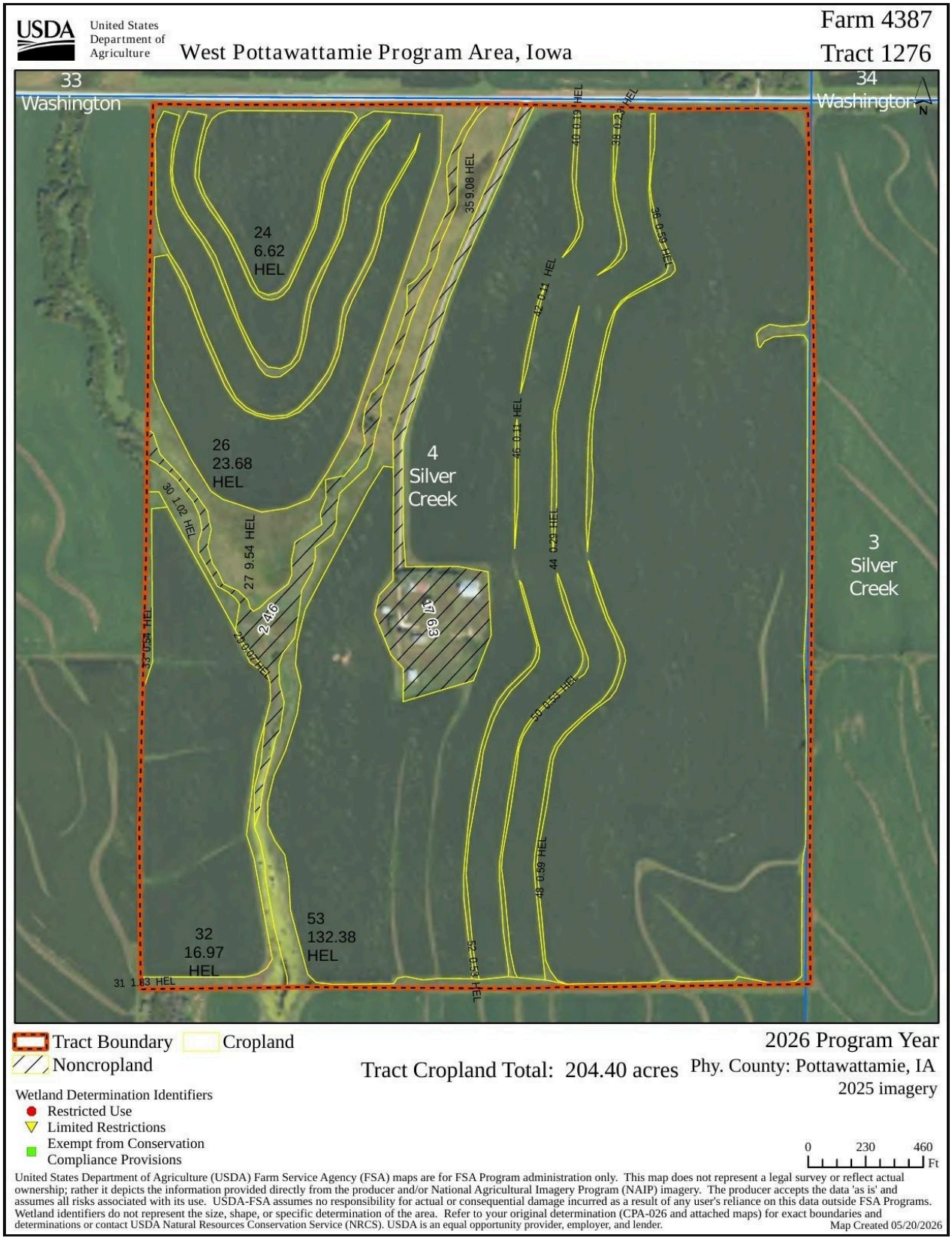
Area Symbol: IA155, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	*n NCCPI Soybeans
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	77.33	37.9%		IIIe	60	70
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	60.04	29.4%		IIw	81	79
9B	Marshall silty clay loam, 2 to 5 percent slopes	51.61	25.2%		IIe	95	77
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	10.83	5.3%		IIIe	32	58
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	2.66	1.3%		IIe	92	80
9C	Marshall silty clay loam, 5 to 9 percent slopes	1.55	0.8%		IIIe	89	81
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	0.29	0.1%		IVe	18	54
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	0.09	0.0%		IIIe	87	77
				Weighted Average	**2.44**	**74.1**	***n 74**

**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 #4387, TRACT 1276



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Map Created 05/20/2026