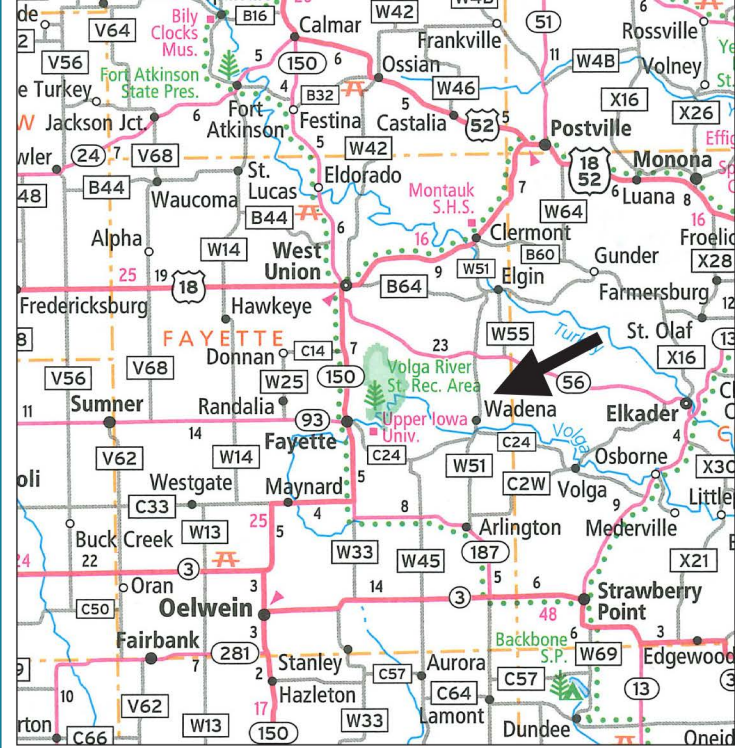


SEALED BID LAND AUCTION

- Beautiful Recreational Property
- Timber Income Opportunities
- 4 Miles NE of Wadena
- 14 Miles SE of West Union



BID SUBMISSION DEADLINE
Wednesday, October 11th at 12 PM (NOON) CT



PROPERTY INFORMATION

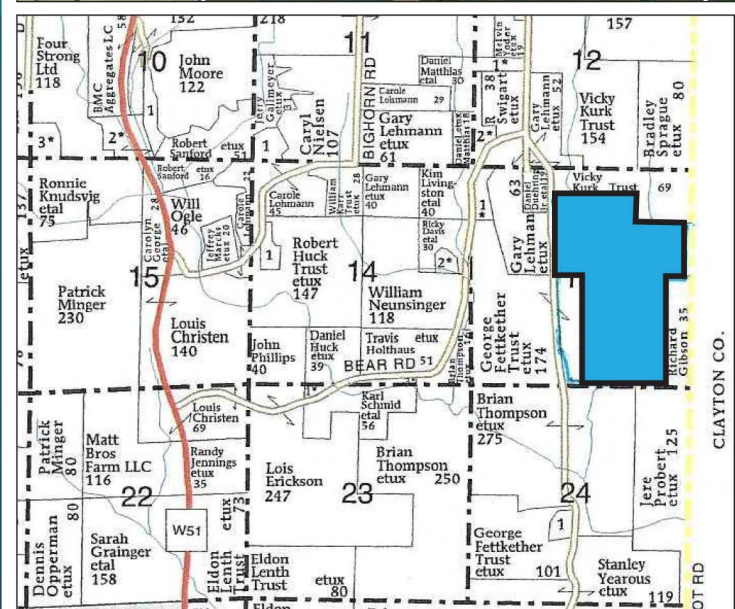
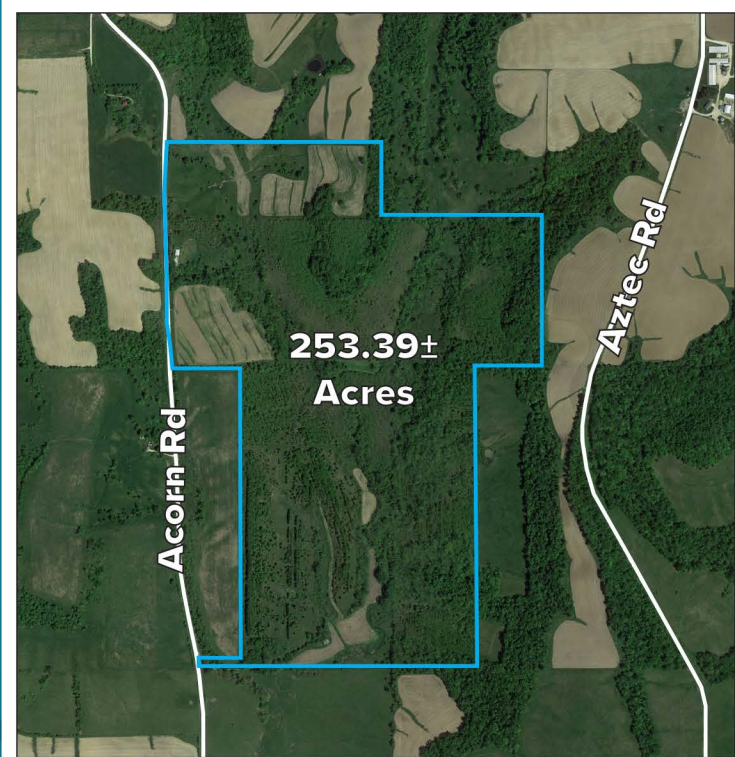
253.39± Acres of Northeastern Iowa recreational land. The property boasts abundant opportunities for the outdoorsman. Prime hunting acres with a stream to attract bountiful wildlife activity make this property a wonderful recreational investment. The property is also highlighted with quality timber ground including beautiful black walnut trees with appealing income potential.

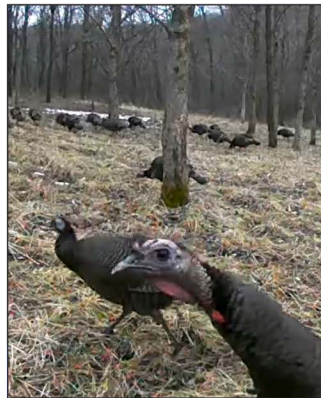
Ample road frontage along Acorn Road allows for great access to the property. This secluded outdoor oasis also includes an approximately 2,000 square foot house with living quarters. With many possibilities for recreation, the property makes a great place to kick back, unplug, and enjoy all nature has to offer.

Located in Section 13 of Illyria Township, Fayette County, Iowa.

Bid Submission Deadline:

Wednesday, October 11th at 12 PM (NOON) CT
 Sealed Bid Auction
www.MurrayWiseAssociates.com





BID SUBMISSION DEADLINE

Wednesday, October 11th at 12 PM (NOON) CT

TERMS & CONDITIONS

PROCEDURE: The property will be offered as a single tract in a sealed bid auction format. Bids must be submitted via DocuSign or e-mail on the official bid form and accompanied by a signed Real Estate Purchase Agreement, both of which may be obtained from auction company. Bids must be submitted to auction company by 12:00 PM (NOON) CT on Wednesday, October 11, 2023. Auction company will notify winning bidder, if any, no later than 5:00 PM CT on Friday, October 13, 2023. Seller reserves the right to accept or reject any or all bids. If a tie occurs, both bidders will be contacted and be allowed to increase their bid. Other than in the aforementioned event of a tie, all bids are considered to be final and bidders will not be given an opportunity to raise a bid. Bidders are encouraged to submit their best offer.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due via a wire transfer within 24 hours of the Seller's acceptance of the high bid. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

CLOSING: The closing shall take place on or before November 14, 2023.

POSSESSION: Possession will be given at closing.

TITLE: Seller will provide an Abstract of Title to the real estate to the successful buyer free and clear of liens.

REAL ESTATE TAXES & ASSESSMENTS: The 2023 taxes due shall be paid by Seller. Seller shall credit Buyer at closing for said taxes, based on the most recent ascertainable tax figures. Buyer is responsible for 2024 and all subsequent taxes.

INCOME & EXPENSES: All 2023 property income shall be retained by Seller and all 2023 expenses shall be the responsibility of the Seller.

SURVEY: No survey work shall be performed.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

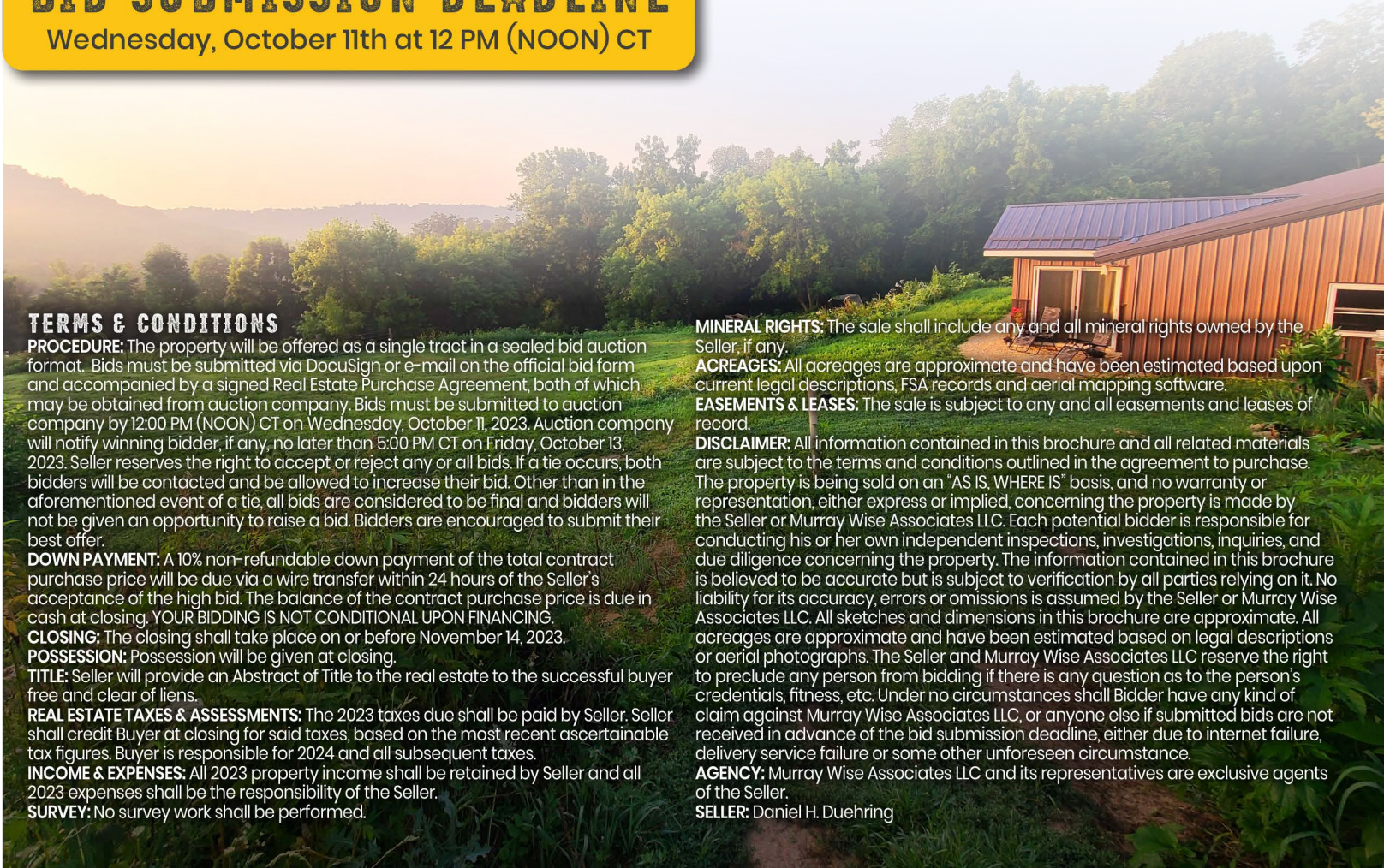
ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Murray Wise Associates LLC. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or Murray Wise Associates LLC. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if submitted bids are not received in advance of the bid submission deadline, either due to internet failure, delivery service failure or some other unforeseen circumstance.

AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

SELLER: Daniel H. Duehring





SEALED BID LAND AUCTION



Murray Wise
ASSOCIATES LLC

214 North Main Street, PO Box 537
Clarion, IA 50525

John Kirkpatrick #B22570000
Adam Meyer #S64685000



800.607.6888

MurrayWiseAssociates.com

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