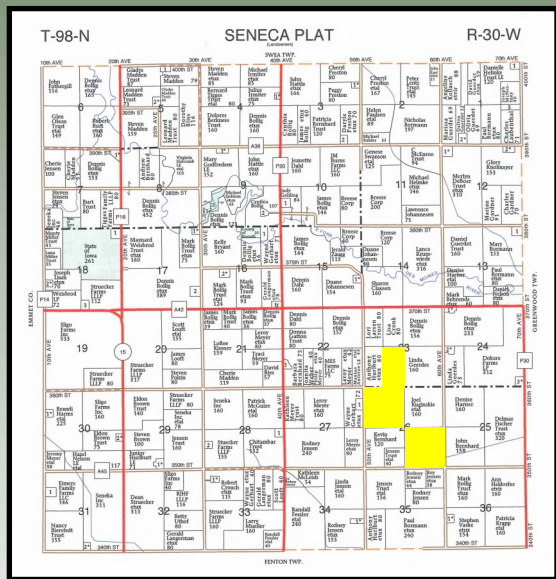
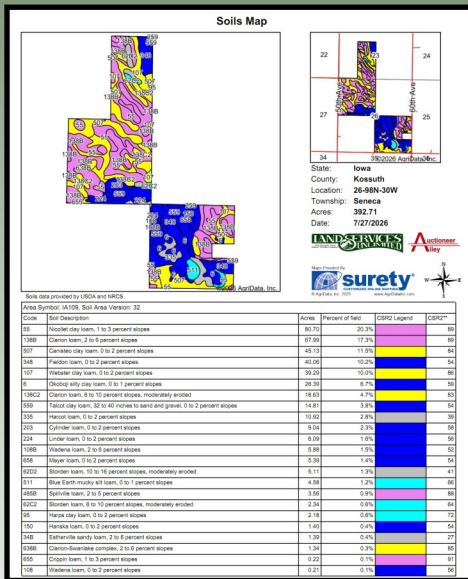
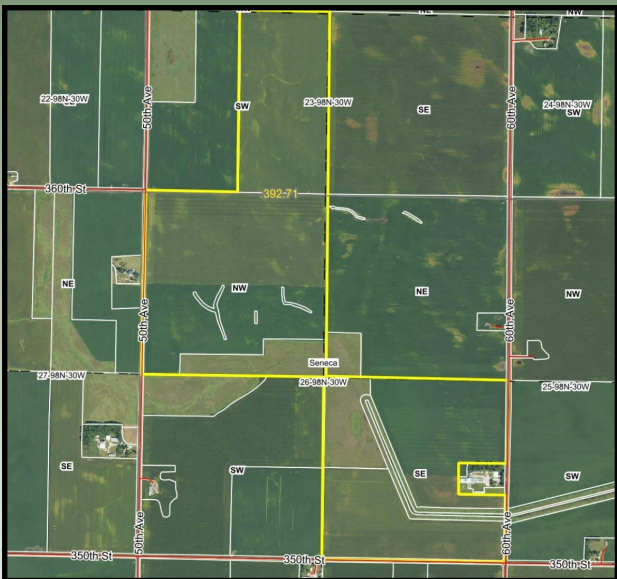


392.71 Acres +/- of Bare Farmland in Seneca Twp., Kossuth County, IA

FARMLAND AUCTION

Wednesday, September 2, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the Lone Rock Presbyterian Church Hall 407 Maine Street, Lone Rock, IA



PROPERTY LOCATIONS: The subject properties are located north 3 miles from Lone Rock, IA on 70th Ave, then 1 mile west on 350th St.

PROPERTY LEGAL DESCRIPTIONS: The E 1/2 SW 1/4 of Section 23, Township 98N, Range 30W and the NW 1/4 of Section 26, Township 98N, Range 30W & the SE 1/4 less 7.29 AC Bldg. Site of Section 26, Township 98N, R30W all in Kossuth County, IA.

AUCTION SALE TERMS: The property will be sold using the “Buyer’s Choice” auction method. Please review the farm booklet for specific details. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 10% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before October 16, 2026, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% down payment is NON-REFUNDABLE. The property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. The property is opened to be farmed in 2027 by the Buyer. Real estate taxes to be prorated to December 31, 2026. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the Buyer. Any appraisal or loan fees are Buyer’s obligation. It is the interested bidder’s obligation to inspect the property prior to their purchase of it. For those that can’t attend sale day and aren’t able to bid online please make arrangements with sales staff 24 hours ahead of the auction to bid by phone. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller’s approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE: Tony has decided to retire from his long and successful farming career and with doing so the family has decided to sell the farm. Auctioneer Alley is honored to work for the Hurlburt family and offer 392.71 acres of contiguous Kossuth County, Iowa Farmland! Located just north of Lone Rock, IA, farmland has excellent access to hard surface roads and strong grain markets. Whether you are a farmer or an investor, this farm would make a great addition to your investment portfolio. This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. This auction is open to the public and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff.

Owners: Hurlburt Family

ADDITIONAL PROPERTY INFORMATION:

Go to our website at www.auctioneeralley.com or call Dustyn Hartung 507-236-7629

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER & DOUG WEDEL

LAND SERVICES UNLIMITED

The People That Make Things Happen

Auctioneer Alley

105 S State Street, Fairmont, MN 56031-507-238-4318

Dotson, Guenther, Christian & Lauer Law Firm-James Lauer, Closing Attorney for Sellers