Winston L. Moffatt
REVOCABLE LIVING TRUST

LAND/ACREAGE AUCTION

Spencer AUCTION GROUP

461.63 Acres M/L

POTTAWATTAMIE COUNTY, IOWA

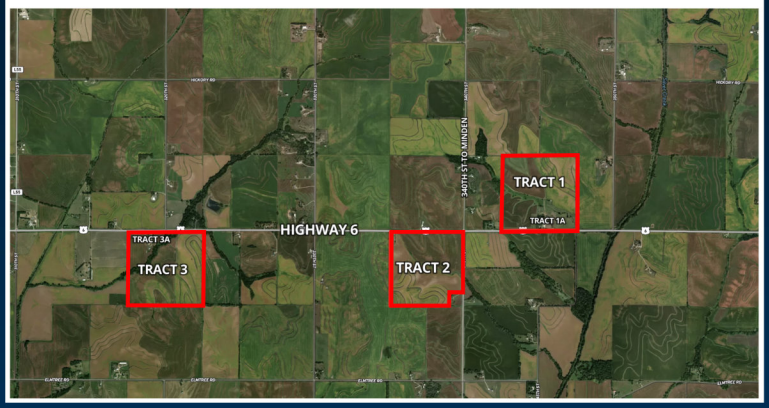
WASHINGTON TOWNSHIP – SECTIONS 14, 20, 21 & 22

WEDNESDAY
November 18, 2026
11:00 A.M .

AUCTION LOCATION
The Twisted Tail Steakhouse & Saloon
2849 335th Street
Beebeetown / Logan, Iowa

DIRECTIONS TO THE TRACTS

All farms are located along Highway 6 east of Council Bluffs, IA. Tract 1 is approximately 12.5 miles east of the Council Bluffs Bomgaars, Tract 2 is approximately 1 mile east of Tract 1, Tract 3 is approximately 2 miles east of Tract 1. Signs are posted.



ED SPENCER
Broker/Auctioneer
402.510.FARM

HANNAH JOHNSEN
Broker Assoc./Auctioneer
712.592.9794

LUKE SPENCER
Sales Assoc./Auctioneer
402.510.5853

www.spencergroups.com

TRACT 1 – EAST FARM 148.66 Taxable Acres m/l *(subject to final zoning approval)*

Farm is located approximately 8 miles west of Oakland, IA or 1/2 mile east of the Junction of 340th St (Minden Road & Highway 6).

Brief Legal Description: W 1/2 SE 1/4 and E 1/2 SW 1/4, except the acreage identified as Tract 1A located at 34524 Highway 6, Oakland, Iowa, all in Section 14, Township 75, Range 41, Pottawattamie County, Iowa.

FSA Information: Farm# 2981
Tract#: 1774 FSA
Cropland: 125.60
Pasture: 18ac

Corn Base: 88.44 **PLC Yield** 157
Bean Base: 21.23 **PLC Yield 43**
CSR2: 72.3 per Surety Maps

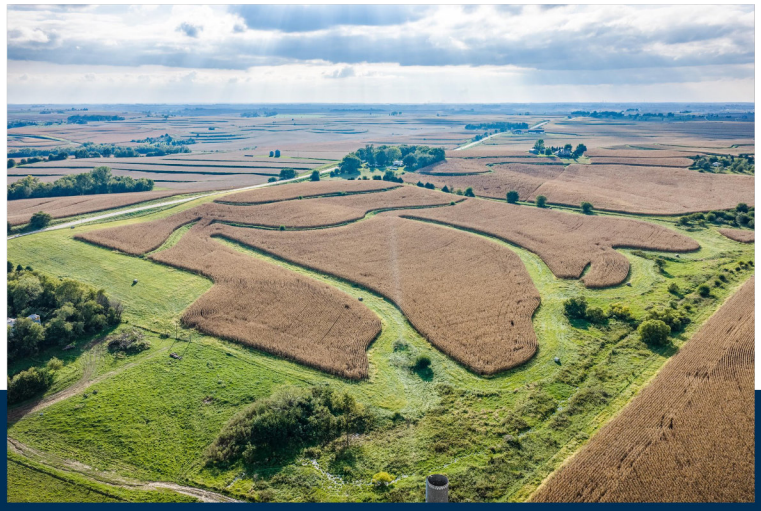
Access: Farm access from Highway 6 has been granted in the Southeast corner of the farm. Contact Agent for IDOT maps. Farm may be driven after harvest with suitable conditions.

Auctioneers Note: Eye appealing and adequate terraces. Live water and 72.3 CSR2. Winston used the southeast part of the farm as pasture simply because he wanted to. It could easily be tilled. The acreage off of this farm (Tract 1A) will sell immediately following the sale of this tract.

Note: Contact agent for FSA Maintenance Agreements



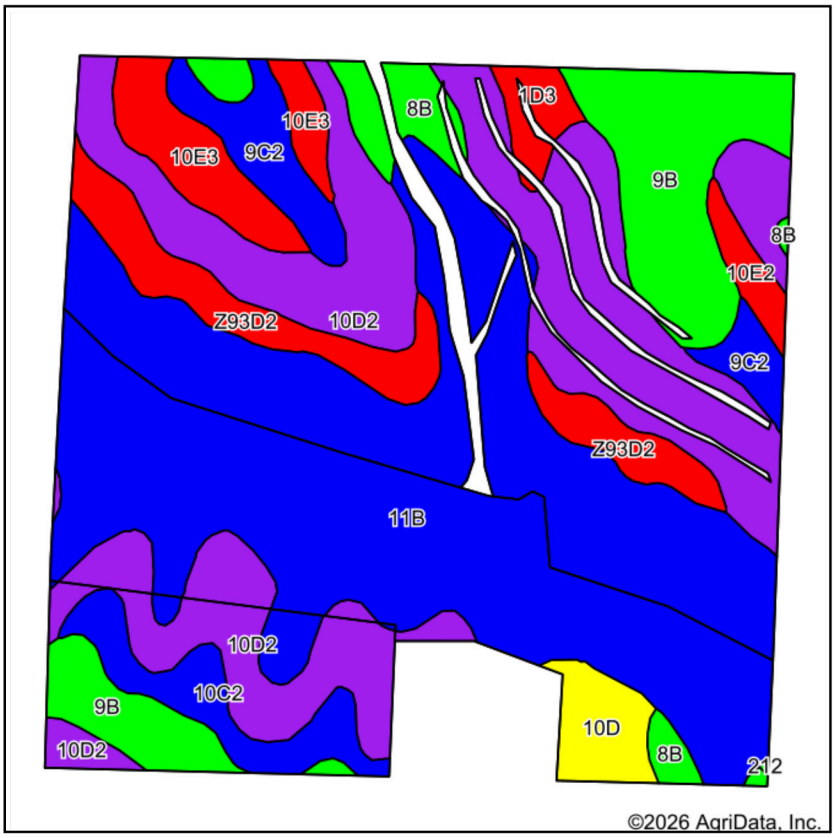




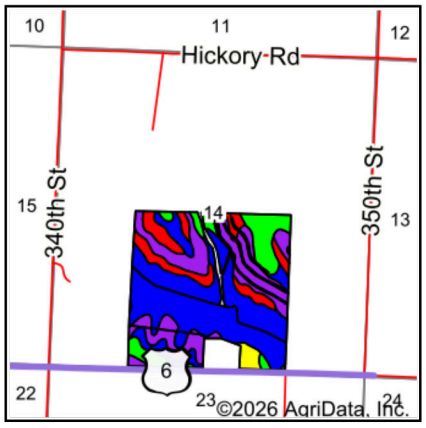


TRACT 1 – EAST FARM 148.66 Taxable Acres m/l *(subject to final zoning approval)*

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Pottawattamie**
Location: **14-75N-41W**
Township: **Washington**
Acres: **143.29**
Date: **8/4/2026**

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	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	58.63	40.9%		1ft.	IIw	200.0	58.0	81	63	79
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	36.39	25.4%		> 6.5ft.	IIIe	177.6	51.5	60	53	70
9B	Marshall silty clay loam, 2 to 5 percent slopes	14.63	10.2%		> 6.5ft.	IIe	232.0	67.3	95	83	77
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, eroded	8.36	5.8%		1ft.	IIIe	0.0	0.0	38		50
10E3	Monona silt loam, 14 to 20 percent slopes, severely eroded	5.53	3.9%		> 6.5ft.	IVe	142.4	41.3	38	40	56
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	5.30	3.7%		> 6.5ft.	IIIe	211.2	61.2	87	67	70
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	4.80	3.3%		> 6.5ft.	IIIe	211.2	61.2	86	63	76
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	3.40	2.4%		> 6.5ft.	IIe	230.4	66.8	92	82	80
10D	Monona silt loam, 9 to 14 percent slopes	2.98	2.1%		> 6.5ft.	IIIe	185.6	53.8	63	55	81
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	1.72	1.2%		> 6.5ft.	IIIe	126.4	36.7	32	40	58
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	1.46	1.0%		> 6.5ft.	IVe	153.6	44.5	45	43	63
212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.09	0.1%		4ft.	Iw	228.8	66.4	91	86	91
					Weighted Average	**2.51**	**183.6**	**53.2**	**72.3**	***-**	***n 73.2**

Soils data provided by USDA and NRCS.

TRACT 1A – ACREAGE 34524 HIGHWAY 6, OAKLAND, IOWA

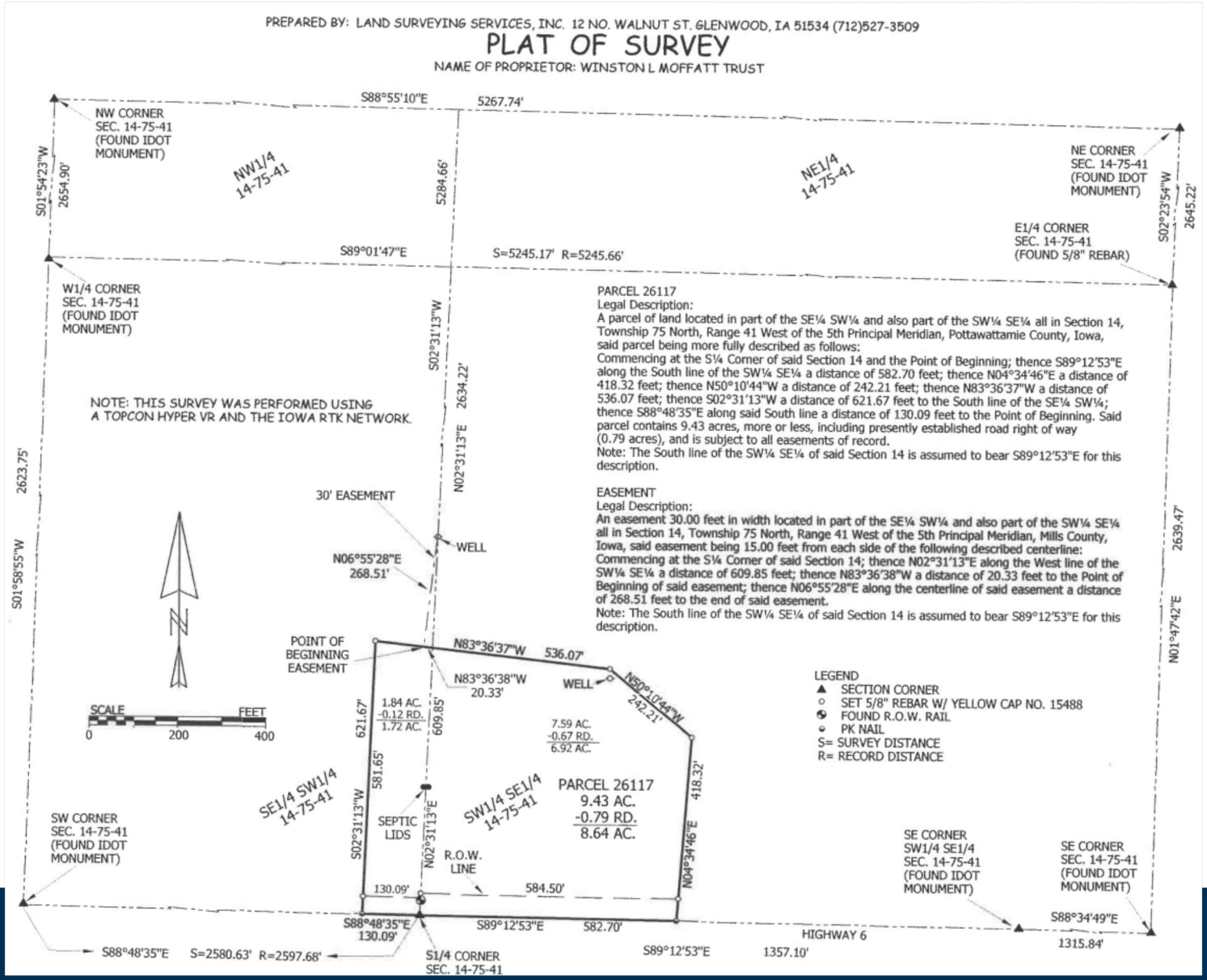
Acreage: 8.64 taxable Acres M/L subject to final zoning approval.

Open House Dates: October 25th, November 1st and November 8th from 1-3pm or by appointment.

Property Details: 1 story, 3 bed, 1 bath home built in 1966 with 1310 f.s.f main level, and full basement with 500 f.s.f. Basement stall garage and 12x28 detached garage built in 1950

Additional Improvements: 38x70 steel utility building, Grain bins totaling 21,011bu of grain storage, a 9815bu silo, 2 barns, and older poultry house and sheds. Property has 4 wells. Seller will provide a passing time of transfer septic inspection, termite inspection and passing bacteria/nitrate test for the water servicing the home.

Auctioneer's Note: This is a very nice 2 story home with a beautiful setting, mature pine windbreak and great outbuildings.

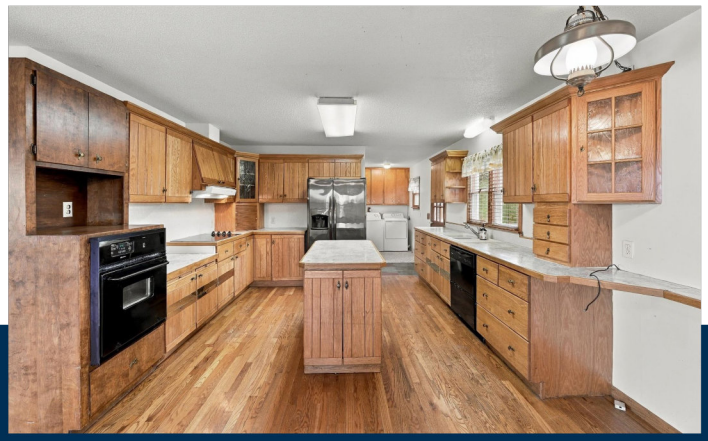


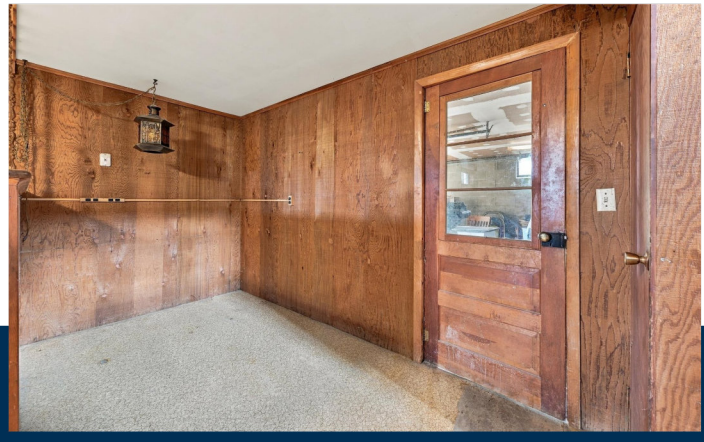
TRACT 1A – ACREAGE 34524 HIGHWAY 6, OAKLAND, IOWA







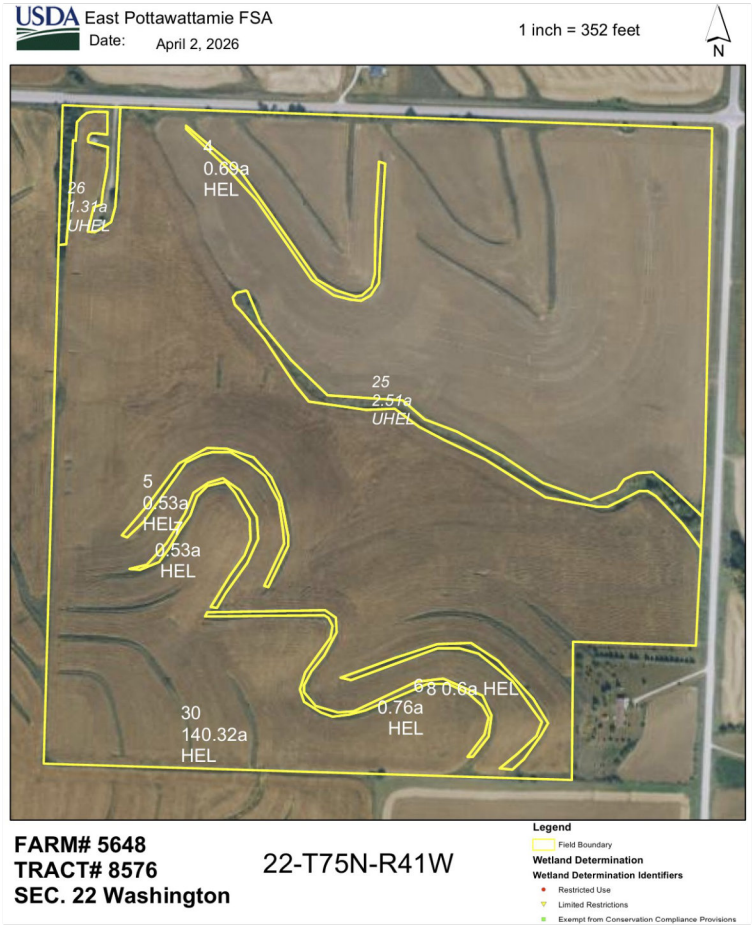




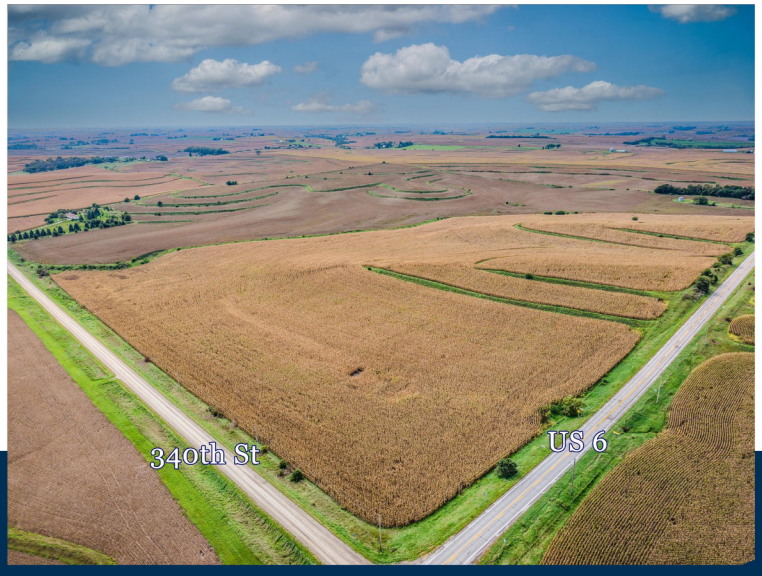
TRACT 2 147.99 Acres M/L

Taxable Acres: GPS Address: 33537 Highway 6, Treynor, IA. Farm is located at the Southwest corner of the intersection of Highway 6 and 340th Street, which is 13 miles South of Minden, and West of Oakland Iowa on Highway 6 approximately 12 miles.
Brief Legal Description: NE 1/4, except Highway 6 and except the E 519' of the S 533' in the SE 1/4 NE 1/4, Section 22, Township 75, Range 41, Pottawattamie County, Iowa.
FSA Info: Farm# 5648 Tract#: 8576
Cropland Acres: 143.43 Acres Corn Base: 72.24 PLC Yield 137 Bean
Base: 72.24 PLC Yield 40
Balance of Acres: Terraces and related non-cropland areas.
CSR2: 74.1 per Surety Maps
Additional Information: 2 older grain bins: 3468bu built in 1960 and 7054bu built in 1978
Viewing: Farm may be driven after harvest with suitable conditions.
Auctioneer's Note: This is a highly productive farm with a 74.1 CSR2 rating. Farm is well terraced, adequate waterways and very eye appealing. As with all of Winston's land, one look tells you that it has been well cared for and shows Winston's pride of ownership. Take note that there are 143.43 acres of cropland with 147.99 taxable acres, making this farm 97% tillable.

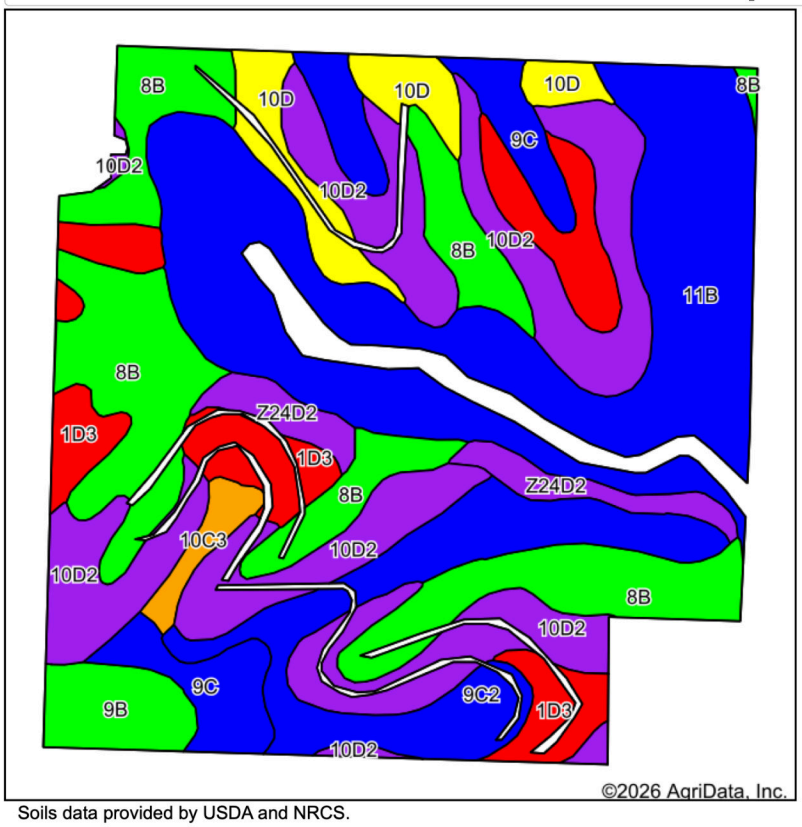




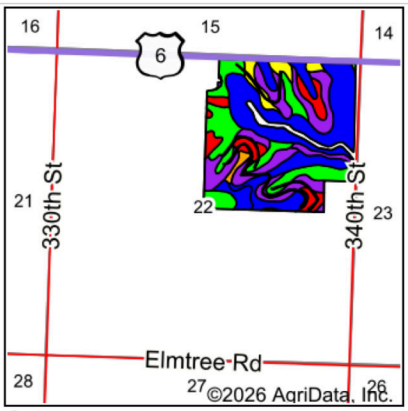




Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Pottawattamie**
Location: **22-75N-41W**
Township: **Washington**
Acres: **137.42**
Date: **8/4/2026**

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	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	34.50	25.0%		1ft.	IIw	200.0	58.0	81	63	79
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	28.53	20.8%		> 6.5ft.	IIIe	177.6	51.5	60	53	70
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	26.46	19.3%		> 6.5ft.	IIe	230.4	66.8	92	82	80
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	12.27	8.9%		> 6.5ft.	IIIe	211.2	61.2	87	67	70
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	12.06	8.8%		> 6.5ft.	IIIe	126.4	36.7	32	40	58
9C	Marshall silty clay loam, 5 to 9 percent slopes	8.00	5.8%		> 6.5ft.	IIIe	216.0	62.6	89	69	81
10D	Monona silt loam, 9 to 14 percent slopes	6.17	4.5%		> 6.5ft.	IIIe	185.6	53.8	63	55	81
Z24D2	Shelby clay loam, deep loess, 9 to 14 percent slopes, eroded	4.10	3.0%		> 6.5ft.	IIIe	0.0	0.0	52		55
9B	Marshall silty clay loam, 2 to 5 percent slopes	3.73	2.7%		> 6.5ft.	IIe	232.0	67.3	95	83	77
10C3	Monona silt loam, 5 to 9 percent slopes, severely eroded	1.60	1.2%		> 6.5ft.	IIIe	200.0	58.0	79	60	65
					Weighted Average	**2.53**	**190.9**	**55.4**	**74.1**	***-**	***n 74**

**IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 3 - WEST FARM 152.25 Taxable Acres m/l *(subject to final zoning approval)*

Brief Legal Description: E 1/2 NE 1/4, except Highway 6, in Section 20, and W 1/2 NW 1/4, except Highway 6, in Section 21, except the acreage located at 31909 Highway 6, Treynor, Iowa, all in Township 75, Range 41, Pottawattamie County, Iowa.

FSA Info: Farm#: 5648 Tract#: 1740

Cropland Acres: 143.93 Acres M/L including CRP acres 11413A & 11170A

Corn Base: 73.74 PLC Yield 136

Bean Base: 55.65 PLC Yield 40

CRP Acres: 3.47 Acres M/L Contract#'s

Annual CRP Payment: $1,041 Buyer will assume and abide by the terms of the existing CRP contracts. Seller will retain 100% of the 2026 CRP payment. Buyer will receive 100% of 2027 CRP payment and all subsequent payments.

CSR2: 64.9 per Surety Maps

Access: Access from Highway 6 has been granted. Farm access is on the west side of the creek. Contact Agent for IDOT maps.

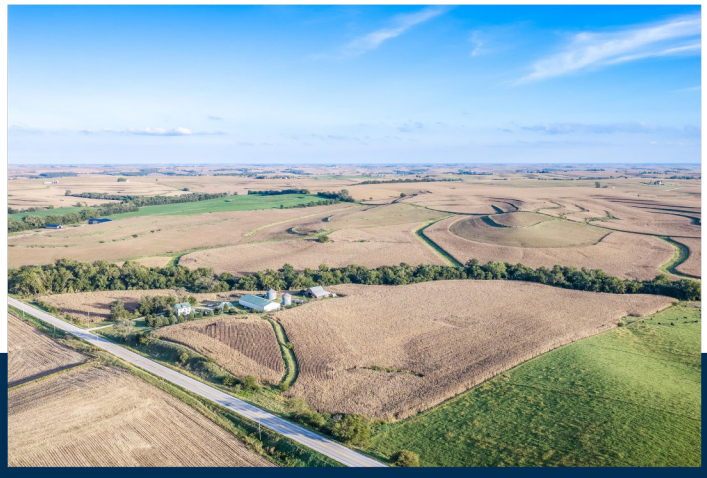
Auctioneers Note: 94.2% tillable

Viewing: Farm may be driven after harvest with suitable conditions.

The acreage off of this farm (Tract 3A) will sell immediately following the sale of this tract.

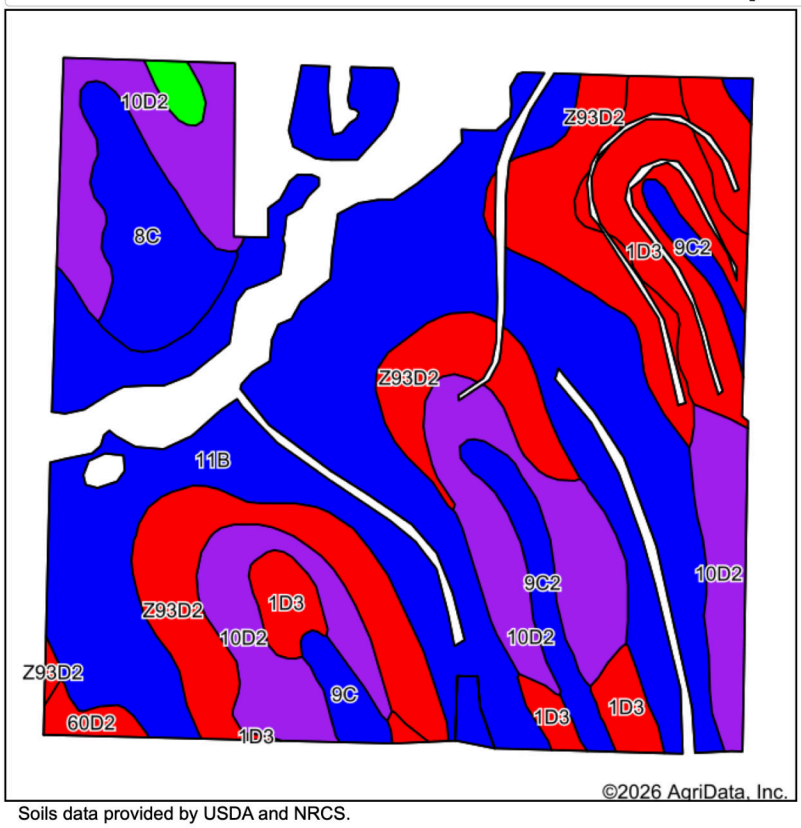
Note: Contact Agent for FSA maintenance agreements



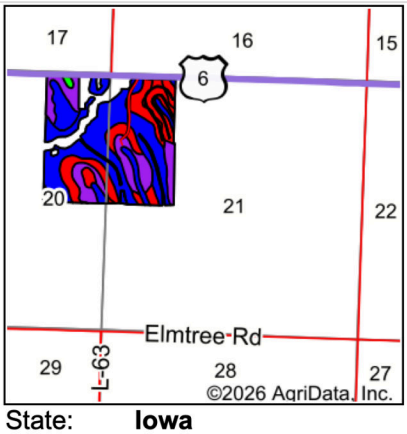




Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Pottawattamie**
Location: **21-75N-41W**
Township: **Washington**
Acres: **139.06**
Date: **8/4/2026**

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	Water Table	Non-Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	*n NCCPI Soybeans
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	58.25	41.8%		1ft.	IIw	200.0	58.0	81	63	79
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	28.45	20.5%		> 6.5ft.	IIIe	177.6	51.5	60	53	70
Z93D2	Shelby-Adair clay loams, deep loess, 9 to 14 percent slopes, eroded	24.21	17.4%		1ft.	IIIe	0.0	0.0	38		50
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	12.61	9.1%		> 6.5ft.	IIIe	126.4	36.7	32	40	58
8C	Judson silty clay loam, deep loess, 5 to 9 percent slopes	7.28	5.2%		> 6.5ft.	IIIe	214.4	62.2	87	67	77
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	4.71	3.4%		> 6.5ft.	IIIe	211.2	61.2	87	67	70
9C	Marshall silty clay loam, 5 to 9 percent slopes	1.64	1.2%		> 6.5ft.	IIIe	216.0	62.6	89	69	81
60D2	Malvern silty clay loam, 9 to 14 percent slopes, moderately eroded	1.06	0.8%		1ft.	IVe	136.0	39.4	5	25	57
9B	Marshall silty clay loam, 2 to 5 percent slopes	0.85	0.6%		> 6.5ft.	IIe	232.0	67.3	95	83	77
				Weighted Average		**2.58**	**155**	**44.9**	**64.9**	***-**	***n 69.6**

**IA has updated the CSR values for each county to CSR2.
*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TRACT 3A – ACREAGE 31909 HIGHWAY 6, TREYNOR, IOWA

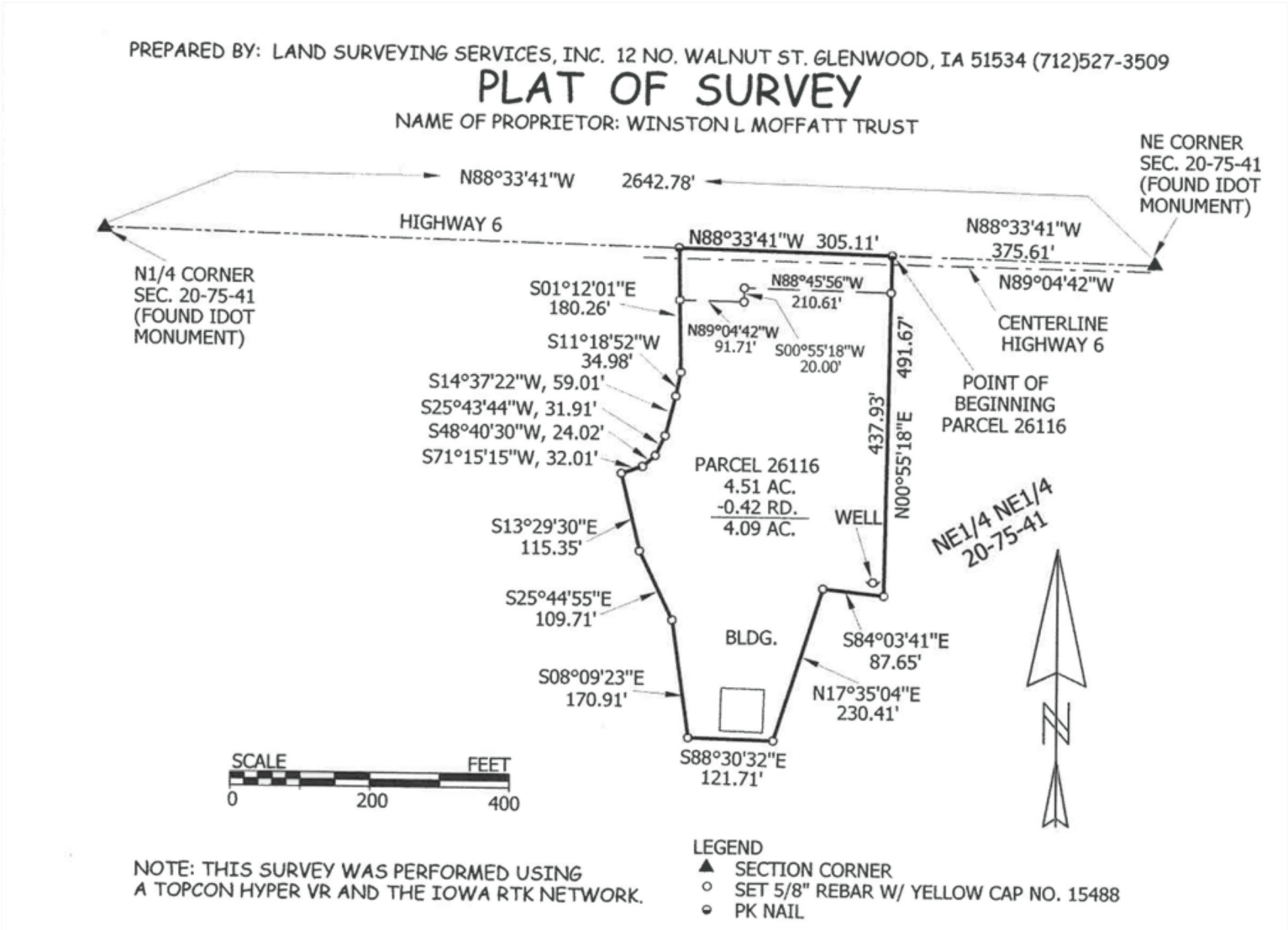
Acreage: 4.09 taxable Acres M/L subject to final zoning approval

Open House Dates: October 25th, November 1st and November 8th from 1-3pm or by appointment.

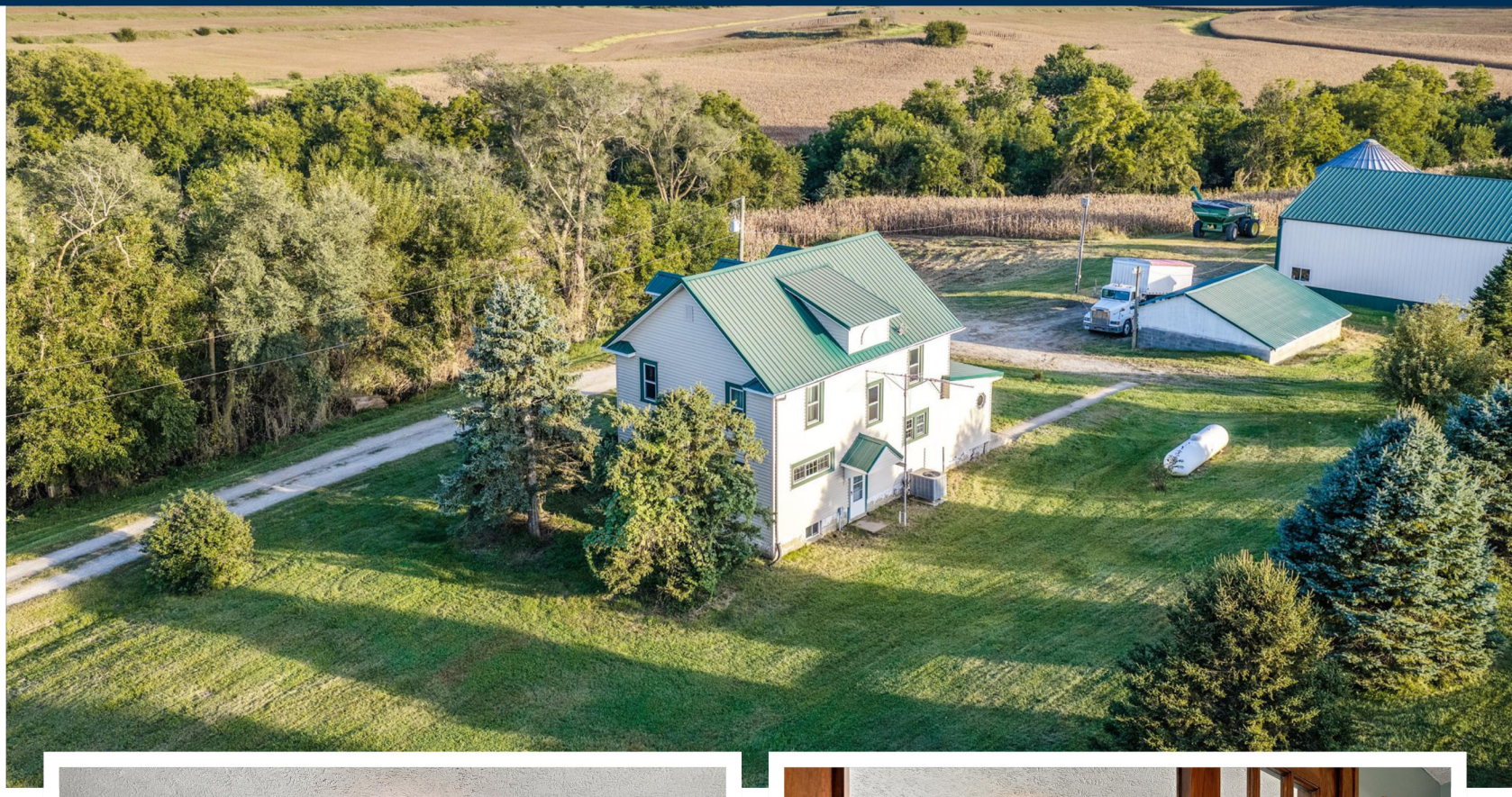
Property Details: 2 story home built in 1928. 4 bedrooms, 1 bath. 1856 sq feet with full basement. 1 car 32x24 detached garage built in 1960

Additional improvements: 50x120 steel utility building built in 2009 9405bu grain bin built in 2000 60x60 barn built in 1913 9485bu grain bin built in 1973 New septic system will be installed prior to closing. Seller will provide a passing termite inspection and passing water test for bacteria/nitrate.

Note: This is a highly desirable acreage with an outstanding shop/machine shed. House is very nice and in my opinion is in above average condition. Roof is approximately _____ years old.



TRACT 3A – ACREAGE 31909 HIGHWAY 6, TREYNOR, IOWA









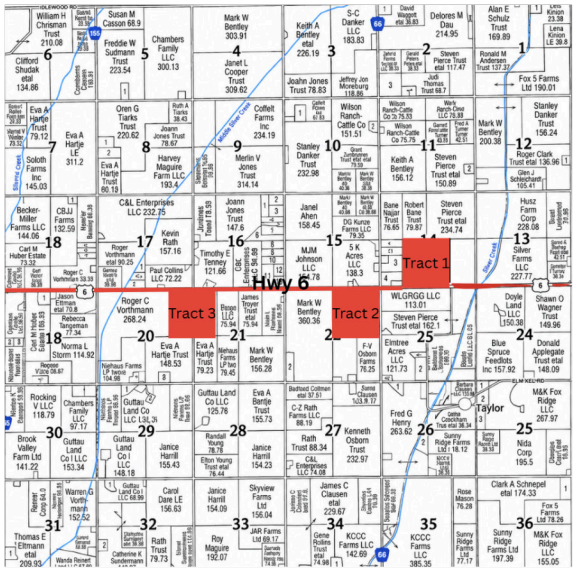


METHOD OF AUCTION

Your bid is a cash offer and is not subject to financing or any other contingencies. Tracts 1, 2 and 3 will be offered on a dollars-per-acre basis , with the final purchase price calculated by multiplying the final taxable acres of each tract by the successful bid price per acre. Tracts 1A and 3A will be offered and sold for total dollars .

TERMS OF SALE

Bidders wishing to participate online shall register at **www.spencergroups.com** no later than 24 hours prior to the auction closing and submit a bank letter of creditworthiness to the Spencer Groups office by calling **712.644.2151** prior to being approved to bid. Successful bidder of each tract will place a 10% non-refundable earnest deposit in the Kohorst, Fischer, and Plumb Law office Trust Account, where it will be held until closing The Seller reserves the right to accept or reject the final bid on each tract. Buyers of the acreages will receive full possession at closing. Buyers of the farmland will receive landlords possession at closing, with full possession on 3/1/2027 and full farming rights for the 2027 crop year. Seller will retain 100% of the 2026 crop. The Seller shall provide an updated abstract on each tract. The Buyer shall provide a title opinion prepared by an attorney of the Buyer's choice at the Buyer's expense. Buyer and Seller shall each be responsible for their normal closing costs associated with a real estate transaction. Real estate taxes shall be prorated to the date of closing.



Closing: Closing shall take place **on or before December 18th, 2026**

Agency: Spencer Groups, Inc., Ed Spencer Real Estate, and Farms America, Inc. are agents for and represent the Seller exclusively in this transaction. All bidders shall be considered customers and not clients of the auction companies.

Disclaimer: Announcements made by the Auctioneer at the time of the auction or emailed to registered bidders shall take precedence over all previously printed material and any oral statements made. All information contained herein and all related materials are believed to be accurate but are subject to independent verification by all persons relying on them. The property is being sold AS IS, WHERE IS, with no warranties or representations, either expressed or implied, by the Seller or the Auction Company. Each prospective bidder is responsible for conducting his or her own inspections, investigations, inquiries, and due diligence concerning the property. Neither the Seller nor the Auction Company assumes liability for errors, omissions, or the accuracy of the information contained herein. All sketches, aerial photographs, dimensions, and acreages contained in this brochure are approximate and are based upon information obtained from the Pottawattamie County Assessor's Office, GIS mapping, and the Farm Service Agency. Conduct of the auction and bidding increments shall be at the direction and discretion of the Auctioneer.

Winston L. Moffatt
REVOCABLE LIVING TRUST

Daniel Fischer, Attorney for the Estate
Kohorst Fischer Plumb Law Firm PLLC

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322 E 7th St Logan, IA 51546

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