

Midwest Land Management

LAND AUCTION

Online Only-Bidding Ends May 21, 2026 at 1:00 P.M.

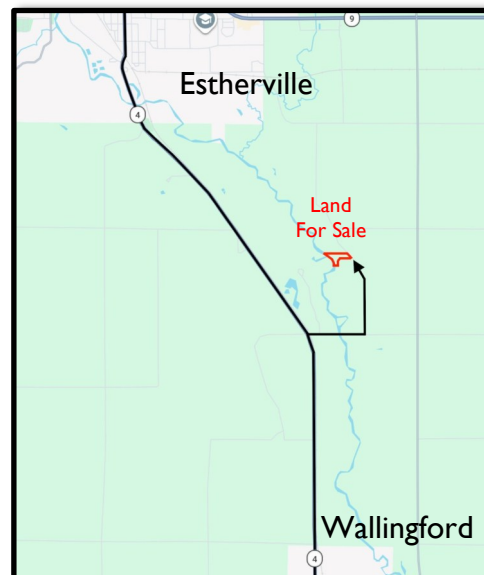


Property Address: 1931 400th Avenue, Estherville, Iowa.

Property Location: 3 miles south of Estherville, Iowa on Highway 4, 1/2 mile east on 200th Street & 3/4 mile north on 400th Avenue.

Legal Description: A 7.42 acre parcel in the South Half of the North-west Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty (30), Township Ninety-nine (99) North, Range Thirty-three (33) West of the 5th P.M., Emmet County, Iowa. Exact legal to be taken from survey.

Auctioneer's Note: Escape to your own private sanctuary on this 7.42-acre site overlooking the Des Moines River south of Estherville, IA. This site is located on a scenic road and offers a rare opportunity to build your dream home or simply have your own private location to hunt, camp, fish, and so much more. Featuring mature oak trees and beautiful scenic views, this site has so much to offer. Electric and water services are both located near this site. Don't miss your opportunity to bid on this online auction ending May 21 at 1:00 PM. Sites like this, a chance to build on your dream location, don't come around often.



To bid online visit www.midwestlandmanagement.com

For more information call Shane Brant • 712-301-4664

Terms: 10% down day of sale. Balance due at closing on or before June 25, 2026. Property taxes prorated to date of closing. All final bids subject to seller approval.

Douglas and Patricia Young, Owners

Attorney: Kevin Sander • Fitzgibbons Law Firm LLC • Estherville, Iowa

Midwest Land Management and Real Estate, Inc.

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606

Jerod Olson ~ 712-240-2800 • Jason Collins ~ 712-301-3858

Glenn Baker ~ 712-212-4417

www.midwestlandmanagement.com

MIDWEST LAND
& REAL ESTATE, INC
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.