

LAURENS, IOWA AG & COMMERCIAL PROPERTIES

»SELLING IN 3 TRACTS«

UNRESERVED ONLINE AUCTION



Sellers: If you are thinking of selling your property, please attend this auction and see how it works!

Seller: Farmers Trust & Savings Bank, Spencer, IA,
on behalf of John & Jennifer Newgard

Contact Your Listing Agent
Sam Harper 712.339.5002

BigIron REALTY

[EXPERTS IN SELLING LAND]

Bid Online
**MAR. 6-20,
2025**

BIDDING ENDS AT 1:00 P.M. CENTRAL

Get a salebill, register and bid at

www.bigiron.com



Explore the Property from Above

DRONE TOUR



Tract #1: 5085 340th Avenue, Laurens

Potential Rental Property! This 1 ½ story frame traditional farmhouse is situated on a 2.45-acre lot near Pickerel Lake in SE Clay County. There are three bedrooms and 1 standard bath with forced air heat along with a wood deck facing the south. This property is selling As-Is, buyer is responsible for any septic updates that may be required to transfer the property. Property is for sale locally and seller reserves the right to end this auction at any time.

Legal: Part of the SE ¼ SE ¼ Sec 36-94-35W, Clay County, IA, containing 2.45± acres. Zoned A-1 Agriculture

2024 Taxes: \$438.00

SALE PENDING: Tract #2: 129 South 3rd Street, Laurens

Investment Opportunity! The former NAPA retail store located in downtown Laurens, Iowa and zoned commercial. Approximately 4500 sq ft of building space with open lot in the rear and street parking in the front. Own your own building and start your next business venture! This property is being sold As-Is. Property is for sale locally and seller reserves the right to end this auction at any time.

Legal: Part of the SW ¼ NW ¼ and Pt of the SE ¼ NW ¼ Sec 27-93-34 Pocahontas County, IA, containing 0.21± acres. Zoned Commercial

SALE PENDING: Tract #3:

5033 355th Avenue, Laurens

Looking for a bin site? Situated in southwest Palo Alto County near this property features six grain bins including a dryer bin. This property is selling As-Is, buyer responsible for updates to property that may be required for transfer of the property. Property is for sale locally and seller reserves the right to end this auction at any time.

Legal: Part of the SE ¼ and Pt of the SE ¼ NW ¼ Sec. 32-94-34 Palo Alto County, IA, containing 3.07± acres. Zoned A-Agriculture



BIDDING PROCESS

The bidding increments will be \$2500/bid. The final sale price will be calculated based on the highest bid. The real estate agent reserves the right to adjust bidding increments. You may place bids on this property for 14 days, beginning March 6, 2025, and ending March 20, 2025, at 1:00 p.m. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours before the auction closes or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to KC Title & Closing Trust. The earnest deposit can be made by a personal check, company check, or wire transfer. The balance will be due at closing on or before April 22, 2025. The seller will provide a marketable title to the buyer; the title opinion and closing costs will be at the buyer's expense. The seller will pay the 2024 real estate taxes, and the 2025 real estate taxes will be prorated to the day of closing. The property will not be sold subject to financing. Bidding increments may be changed at the discretion of the real estate agent. Please have all the financial arrangements made before the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.

Attend the Auction

Thursday, March 20, 2025 | 11 a.m. Central until bidding ends

BigIron Realty Office | 2722 Highway Blvd | Spencer, IA

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone. **Sellers:** If you are thinking of selling your property, please attend this auction and see how it works!

For more information and photos on the properties,
visit www.bigiron.com

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2025 BigIron Realty. All rights reserved.

THE BIGIRON REALTY ADVANTAGE

QUICK LAND SALES

When you list your property on our online land auction platform, it is **guaranteed to be sold after six weeks.**

MORE MONEY IN YOUR POCKET
Our online land auctions **consistently outperform** traditional auctions and listings.

UNMATCHED MARKETING REACH
We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

Celebrating 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

BigIron
REALTY

4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com
800.887.8625



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