

**Bremer County**

# **Acreage & Shop Auction**

**Sept**

**20**  
**@10:30**

**Live Auction w/Simulcast  
Online Bidding**

**Place: 1666 212th Street  
Waverly, IA**

**No Buyer's  
Premium!**

## **Acreage & Auction Information**

**Located in Warren Township,  
Bremer County, Iowa**

**For questions and more information contact**

**Frank Fox, Auctioneer**

**Fox Auction Company**

**(641) 420-3243**

**frank@foxauctioncompany.com**

**Seller:  
Doug Pabst Estate**

**Closing Attorney:  
Beau Buchholz**

**FoxAuctionCompany.com**



## **METHOD OF SALE:**

- 1) This is a live auction with simulcast online bidding. The auction will begin at 10:30 AM**
- 2) Will sell as one tract. Bid price will be “lump sum”**
- 3) A 10% deposit (non-refundable) is required at the signing of a standard purchase agreement immediately following the auction.**

## **SPECIAL PROVISIONS:**

- 1) Closing in approximately 45 days.
- 2) Selling subject to the current rent lease on the tillable acres for the 2025 crop season.
- 3) Earnest money deposit (non-refundable) will be 10% of the sale price.
- 4) Seller will provide an abstract at sellers expense.
- 5) The buyer will get outright possession for the 2026 growing season. The 2025 lease has been terminated.
- 6) This sale is not subject to financing.
- 7) The acreage figures used in the promotional materials were estimated by Fox Auction Company. The announced tillable acres at the auction will be based on the Farm Service Agency measurements.
- 8) Real Estate taxes will be pro-rated to the date of closing. Any unpaid special assessment to be paid by the seller, if applicable.
- 9) Buyer will get landlord possession after closing. If the buyer wants to get on the property prior to that date for fencing, excavation, demolition, etc., **ANY ACTIVITY WILL BE DONE AT THE PROSPECTIVE BUYER'S OWN RISK.** The Buyer will be required to execute an early possession agreement if fieldwork and improvements (such as demolition, tree/brush and fence removal and drainage tile installation) will be started prior to closing.
- 10) Closing Attorney will be Beau D. Buchholz of Engelbrecht & Buchholz PLLC of Waverly Iowa.
- 11) This information has been gathered from reliable sources but, Fox Auction Company, Beau D. Buchholz and the sellers do not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.
- 12) This property is being sold “AS IS.” Any septic or well updates needed will be the responsibility of the buyer. The property is being sold subject to any easements, including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.
- 13) Fox Auction Company and Beau D. Buchholz are agents for the Sellers.

## Property Information

SIZE: 10 +/- Gross Acres, 6 +/- Tillable Acres

LEGAL DESCRIPTION: 10 +/- Acres in Section 31,  
Warren Township, Bremer County, Iowa.



ADDRESS / LOCATION: 1666 212th Street, Waverly, IA

3 Miles east of Waverly, Iowa, on Bremer Road/212th Street.



PARCEL NUMBER: 0631200002 and 0631200003

CSR AVE. 82.8

ZONING: Property is zoned A1 Agricultural

ASSESSMENT VALUE: The total assessment for both parcels is  
\$421,520.00.

TAXES: Total annual taxes for both parcels is \$3,752.00 per year. The  
County Treasurer's tax information and the County Assessor's information  
are attached.

SEPTIC: The septic system is usable but will need to be replaced/repaired.

WELL: The property is serviced by a private well. Depth and condition is  
unknown.

BUILDINGS: The property is located on a hard-surface road only 3 miles  
from Waverly, Iowa. The split-foyer house was built in 1966 and has 1092  
+/- SF gross living area on the upper floor, a 1092 SF basement, and has a  
576 +/- SF attached two-stall garage. The first floor features three  
bedrooms, a kitchen, a dining area, a living room, a full bathroom, and a  
bonus room / sun room attached to the master bedroom. The basement  
appears to be dry and has been used for storage and a game room.

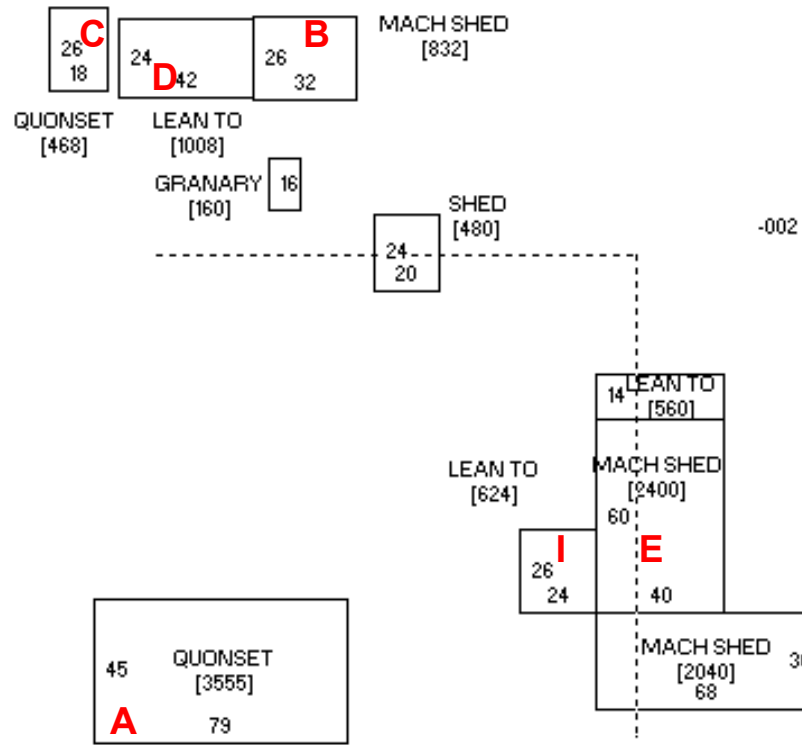
This property features many outbuildings, including a 2040 SF mechanic's  
shop, of which approximately 1,600 SF is heated. A 3,555 SF Quonset is  
also on the property near the shop and provides great storage. There is an  
additional 5,000 SF of storage space in multiple steel-sided buildings. A list  
of the buildings and a property map are attached to this information packet.

## **Building Sizes**

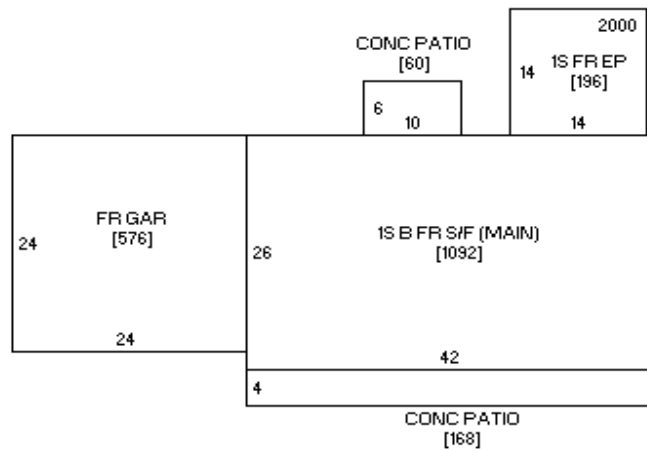
The following are buildings on the property:

- A. Steel Quonset Shed - 45'x79', built in 2002
- B. Steel Utility Shed - 26' x 32', built in 1998
- C. Steel Quonset Shed - 18'x26', built in 1960
- D. Lean-To - 24'x42', built in 1960
- E. Machine Shed - 40'x60', built in 1980
- F. Addition to Machine Shed - 30'x40', built in 1992
- G. Addition to Machine Shed - 30'x28', built in 1992
- H. Addition to Machine Shed - 30'x40', built in 2012
- I. Addition to Machine Shed - 24'x26', built in 1999

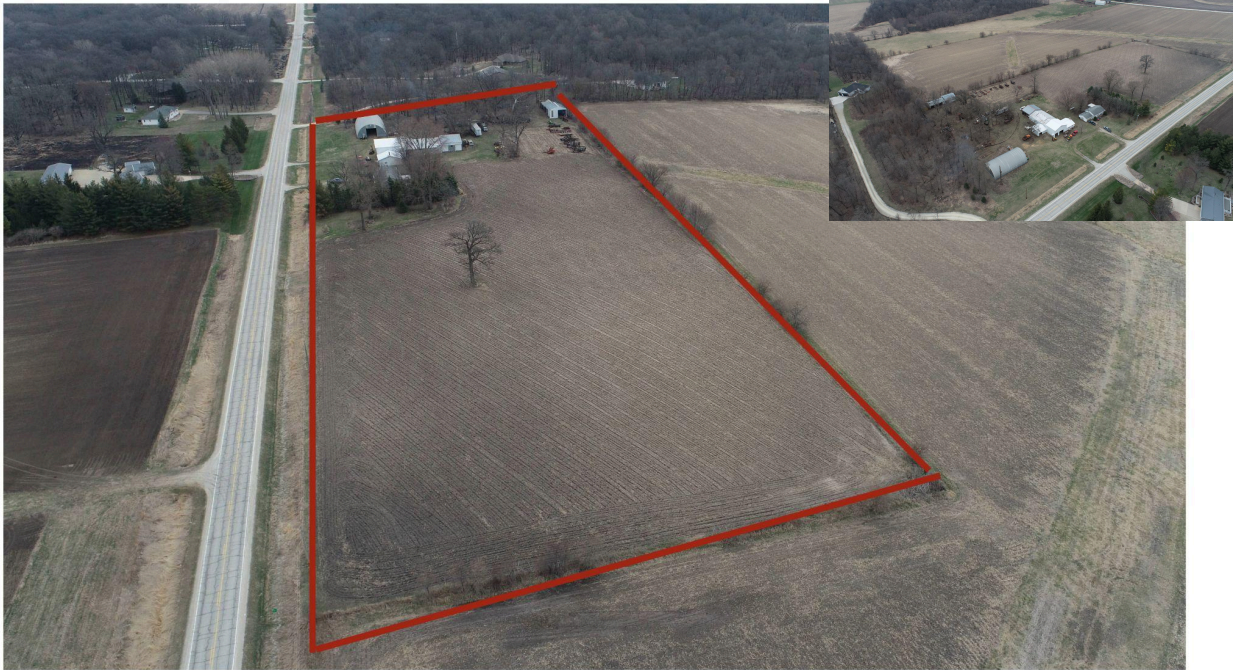
# Property Layout



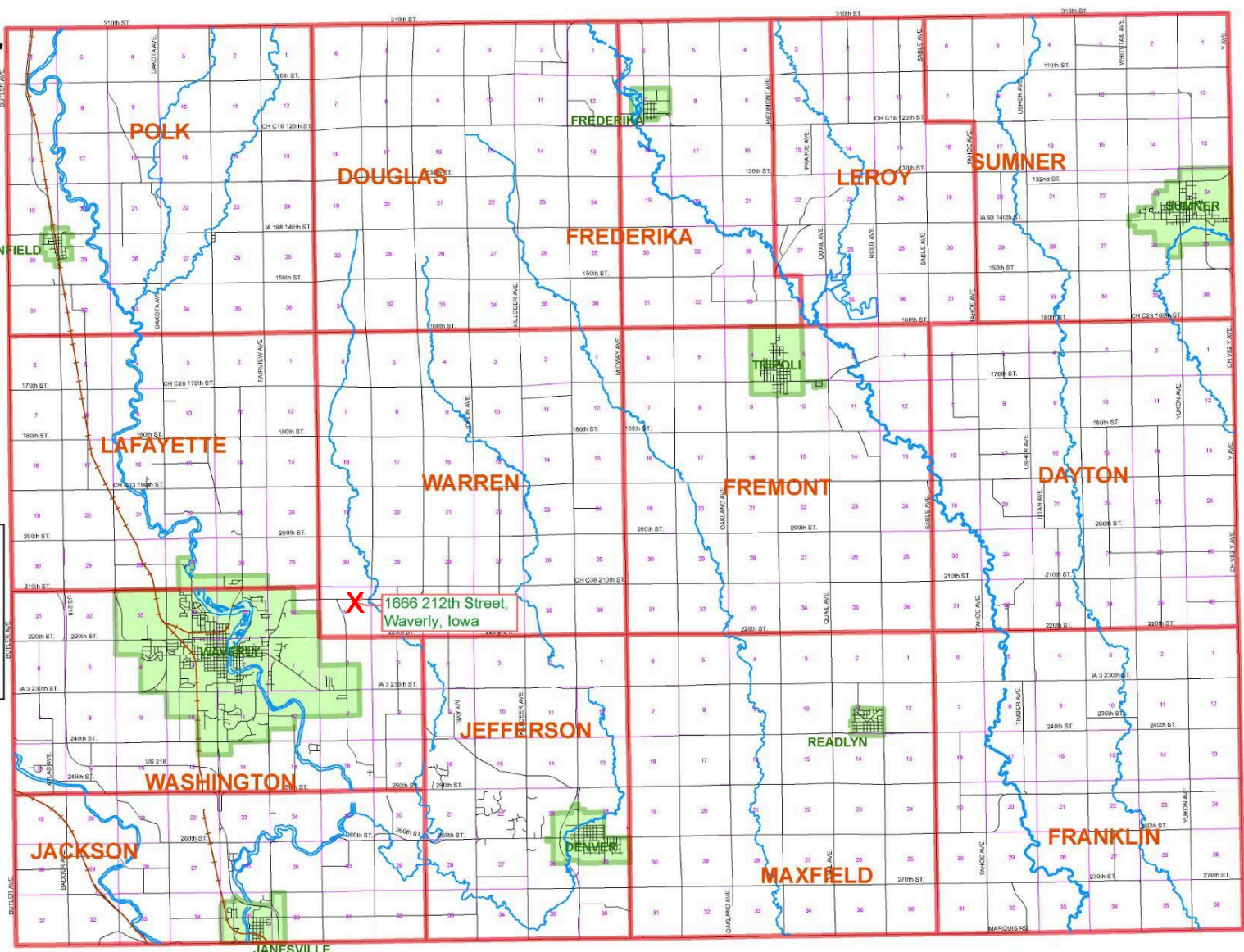
Sketch by [www.camavision.com](http://www.camavision.com)



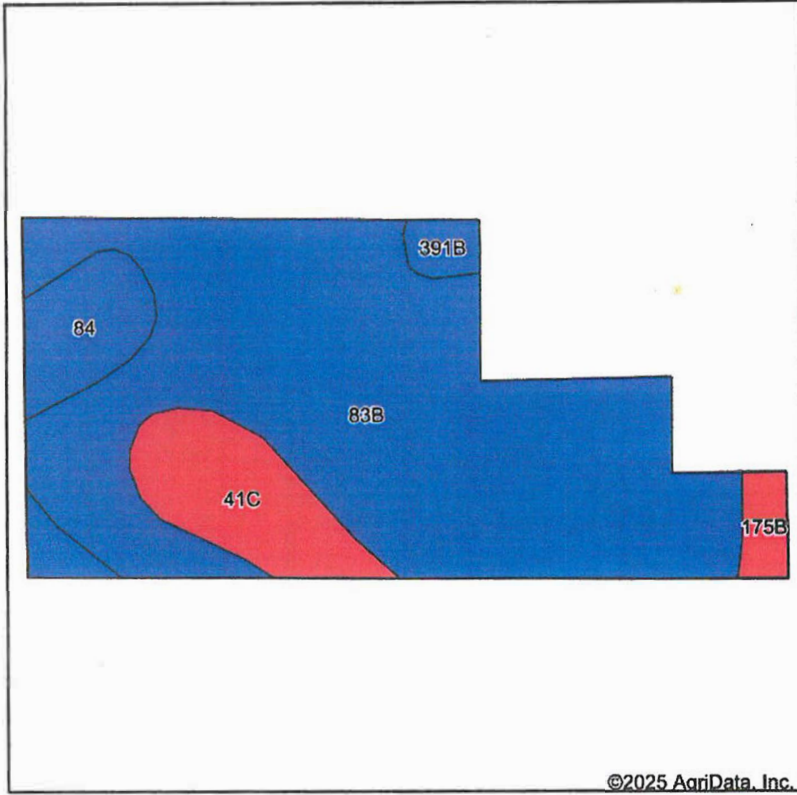
Sketch by [www.camavision.com](http://www.camavision.com)







# Pabst Tillable Soils Map



State: **Iowa**  
 County: **Bremer**  
 Location: **31-92N-13W**  
 Township: **Warren**  
 Acres: **6.54**  
 Date: **8/12/2025**

**FOX**  
 Auction Company

Maps Provided By:  
**surety**

© AgriData, Inc. 2023 www.AgriDataInc.com

Area Symbol: IA017, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	*n NCCPI Soybeans	
83B	Kenyon loam, 2 to 5 percent slopes	4.94	75.5%		Ile		90	86	77	
41C	Sparta loamy sand, 5 to 9 percent slopes	0.75	11.5%		IVs	Ile	37	25	36	
84	Clyde silty clay loam, 0 to 3 percent slopes	0.57	8.7%		IIw		88	76	85	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.15	2.3%		IIIe		50	55	36	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.13	2.0%		IIw		87	72	86	
<b>Weighted Average</b>							<b>2.25</b>	<b>*-</b>	<b>82.8</b>	<b>77.1</b>
									<b>*n 72.2</b>	

\*\*IA has updated the CSR values for each county to CSR2.

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.