

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, February 25, 2020 at 10:00 A.M.

113 Acres m/l

Baker Township, O'Brien County, IA



Sale Location: Hospers Community Center, 211 Main Street, Hospers, Iowa

Property Location: 4 miles east of Hospers, Iowa on B40 and ½ mile north on Nest Avenue.

Legal Description: The Northwest Quarter (NW¼) of Section Four (4), Township Ninety-five (95) North, Range Forty-two (42) West of the 5th PM., O'Brien County, Iowa except the north forty (40) acres.

Surety/AgriData Avg. CSR2: 89.3

Surety/AgriData Avg. CSR1: 68.9

Primary Soils: Galva, Calco, Terril, Afton,
Primghar and Marcus

Real Estate Taxes: \$3,216

FSA information:

Cropland Acres: 109.58 ac.

Corn Base: 78.20 ac.

PLC Yield: 165 bu.

Soybean Base: 29.20 ac.

PLC Yield: 48 bu.

Auctioneer's Note: Land buyers, opportunities like this rarely become available. The Robertson farm is located in a very productive and prosperous neighborhood. This farm has excellent soils and would make a very solid long term investment. We look forward to seeing you on the 25th.

For more information call Ben Hollesen 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before Friday, April 3. Real estate taxes to be prorated to December 31, 2019. Farmland has an open lease for the 2020 crop season. All final bids are subject to seller approval.

Ben Robertson, Owner

Auctioneers: Ben Hollesen 712-253-5779 and Clinton Jones 712-363-3522

Attorney: Carrie Jones • Jones Law Office, P.L.C. • Hartley, IA

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MIDWEST LAND
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.