

Midwest Land Management and Clinton Jones

# LAND AUCTION

Friday, July 16, 2021 at 10:00 AM

**80.7 Surveyed Acres**  
**O'Brien County, IA**



**Sale Location:** Primghar Golf & Country Club, 720 2nd Street NE, Primghar, IA

**Property Location:** 1/2 mile west of Primghar, Iowa on B40 and 2 1/2 miles north on Roosevelt Avenue.

**Legal Description:** The East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section Twenty-three (23), Township Ninety-six (96) North, Range Forty-one (41) West of the 5th P.M., O'Brien County, IA.

**Surety/AgriData Avg. CSR2:** 98.1

**Surety/AgriData Avg. CSR1:** 76.6

**Primary Soils:** Primghar, Galva & Marcus

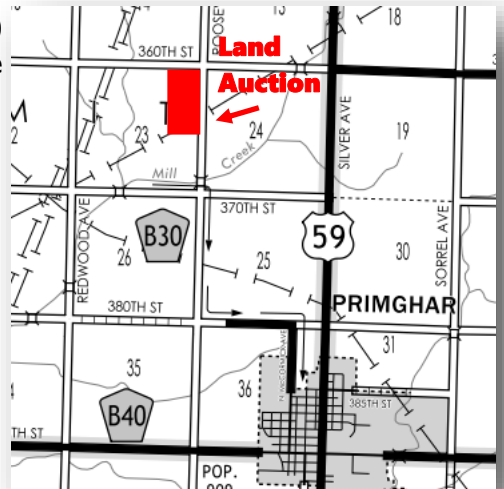
**Annual Real Estate Taxes:** \$2,324

**FSA Information:**

Cropland Acres: 73.87 acres

Corn Base: 35.78 acres      Corn PLC Yield: 172 bu.

Soybean Base: 37.32 acres      Soybean PLC Yield: 44 bu.



**Auctioneer's Note:** Land Buyers, check out these soils types and the CSR2 rating of 98.1. What a great opportunity to purchase a high-quality tract of highly-productive Iowa Farmland at public auction. The farm is bordered by 360th Street on the north and Roosevelt Avenue on the east and is located 2 miles NW of Primghar, IA. We look forward to seeing you at the land auction on July 16th.

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

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before November 17, 2021. Real estate taxes to be prorated to December 31, 2021. Farm to be surveyed prior to sale date and will be sold based on surveyed acres. Sellers to retain the 2021 income from the farm. Buyer responsible for updating the septic system. All final bids are subject to seller approval.

**Michelle Calabro, Mark Thacker & Daniel Thacker, Owners**

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

**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 • Chris Clark ~ 712-369-1531**

**www.midwestlandmanagement.com**

**MIDWEST LAND**  
MANAGEMENT & REAL ESTATE, INC

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.