

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, June 6, 2024 at 10:00 a.m.

## 160.56 Acres - Selling in 2 Tracts O'Brien County, Iowa

Excellent  
Soils!

**Sale Location:** Primghar Community Building, 215 1st Street SE, Primghar, IA

**Method of Sale:** Successful bidder will have choice of tracts.

**Property Location:** 3½ miles north of Primghar, Iowa on Highway 59 and ½ mile west on 350th Street.

### Tract 1 – 80.45 Surveyed Acres • Summit Township • O'Brien County, IA

**Tract 1 Legal Description:** The West Half of the Northwest Quarter (W½ NW¼) of Section Thirteen (13), Township Ninety-six (96) North, Range Forty-one (41) West of the 5th P.M., O'Brien County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 93.8

**Surety/AgriData Avg. CSRI:** 68.3

**Soils:** Sac, Primghar, Marcus, and Galva

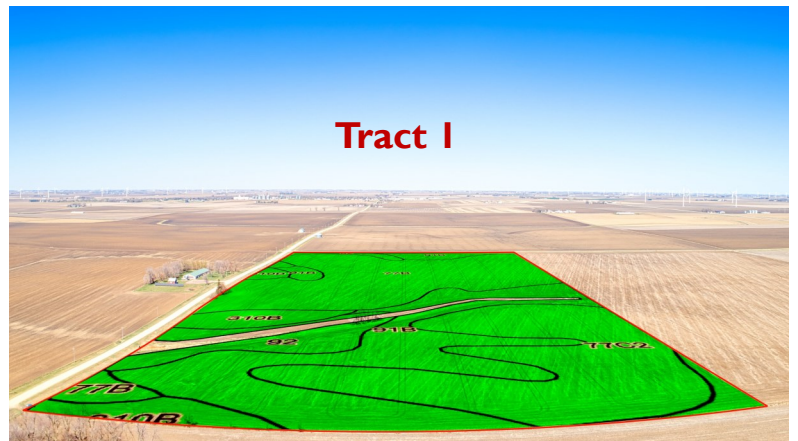
**Real Estate Taxes:** \$2,426

#### FSA Information for Tracts 1 & 2 Combined

Cropland Acres: 154.19 acres

Corn Base: 83.8 ac.      Corn PLC Yield: 171

Soybean Base: 70.3 ac      Soybean PLC Yield: 53



**For more information contact Ben Hollesen • 712-253-5779**

**Terms:** 10% down day of sale. Balance due at closing on or before August 7, 2024. Buyer to receive 50% of the 2024 cash rent. Real estate taxes prorated to July 1, 2024. All final bids subject to seller approval.

### **Karly Raber Farr and Ashley Raber, Owners**

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

**Attorney:** Lisa Steffen • Goosmann Law Firm • Spirit Lake, 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

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

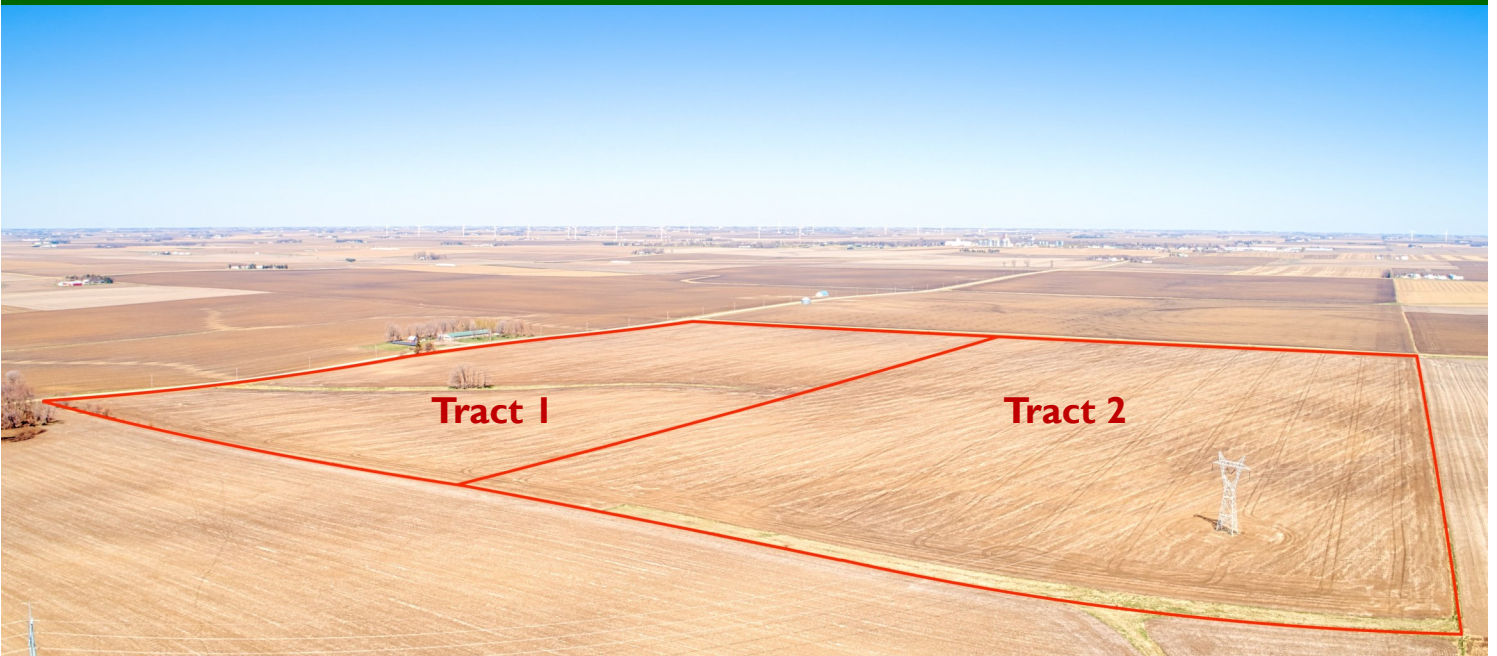
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**MIDWEST LAND**  
MANAGEMENT

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.



# Land Auction

Thursday, June 6, 2024 at 10:00 a.m.



## Tract 2 • 80.11 Surveyed Acres • Summit Township • O'Brien County, IA

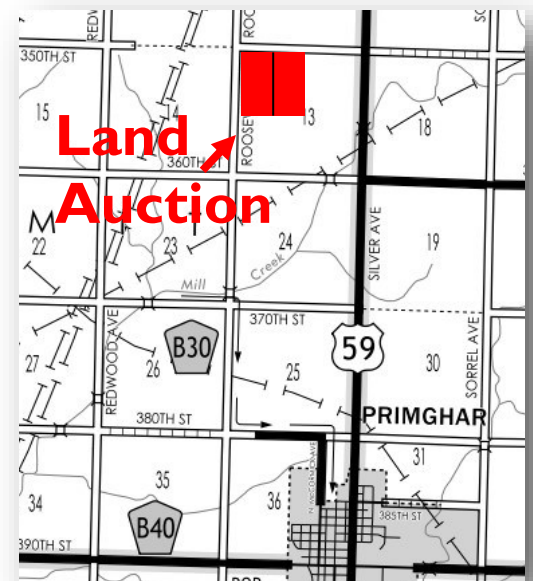
**Tract 2 Legal Description:** The East Half of the Northwest Quarter (E $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Thirteen (13), Township Ninety-six (96) North, Range Forty-one (41) West of the 5th P.M., O'Brien County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 94

**Surety/AgriData Avg. CSRI:** 67

**Soils:** Sac, Primghar and Marcus

**Real Estate Taxes:** \$2,536



**For more information contact Ben Hollesen • 712-253-5779**

**Auctioneer's Note:** Attention O'Brien County land buyers, don't miss your opportunity to purchase 80 or 160 acres of high caliber farmland at public auction. The Raber farm has been in the family for generations and would make an excellent addition to any investment portfolio or farming operation. The farm has been surveyed and the 80's will be sold via the choice method. We look forward to seeing you at the auction in Primghar.

**Karly Raber Farr and Ashley Raber, Owners**

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

**Attorney:** Lisa Steffen • Goosmann Law Firm • Spirit Lake, Iowa

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