

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, February 14, 2024 at 10:00 AM

112.4 Acres m/l
O'Brien County, IA

96
CSR2!

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

Property Location: 3½ miles west of Primghar, Iowa on B40 and ¼ mile south on Polk Avenue.

Legal Description: The Northwest Quarter of the Southwest Quarter except Parcel C (NW¼ SW¼) AND the West Twenty-seven (27) acres of the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) AND part of the South Half of the Northwest Quarter (S½ NW¼) containing 53.71 acres, ALL in Section Four (4) of Township Ninety-five (95) North, Range Forty-one (41) West of the 5th P.M., O'Brien County, Iowa.

Surety/AgriData Avg. CSR2: 96

Surety/AgriData Avg. CSRI: 72.6

Soils: Galva, Sac, Primghar and Marcus

Annual Real Estate Taxes: \$3,620

FSA information

Cropland Acres: 112.07

Corn Base: 63 Acres PLC Yield: 170

Soybean Base: 49.20 Acres PLC Yield: 50



Auctioneer's Note: Attention O'Brien County Land Buyers, what an excellent opportunity to purchase productive farmland at public auction. The Kamradt farm is a highly tillable farm with excellent soils and a CSR2 rating of 96. The farm has an open lease for the 2024 crop season. Buyer will be responsible for reimbursing the previous tenant for fertility work that has been done. Please contact Ben Hollesen for more information.

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

Terms: 10% earnest money due day of auction. Balance due at closing on or before March 15, 2024. Farm to be sold with an open lease; previous tenant to be reimbursed for fertility work that has been done. Real estate taxes to be prorated to December 31, 2023. All final bids are subject to seller approval.

**Karen Kamradt Estate, Brad Kamradt, Deb Shandley,
Dawn Biedenfeldt & Sheila Tatman, Owners**

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

Attorney: Thor Klinker • Smith, Grigg, Shea & Klinker Attorneys at Law • Primghar, 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 • Chris Clark ~ 712-369-1531

www.midwestlandmanagement.com

& REAL ESTATE, INC
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.