

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, December 12, 2023 at 10:00 AM

**115.74 Surveyed Acres  
Buena Vista County, IA**



**Sale Location:** Alta Community Center, 28 Lake Street, Alta, Iowa

**Property Location:** 4 miles north of Alta, Iowa on M31 and 1/2 mile east on 540th Street.

**Legal Description:** Lot D located in the North Fractional Half (N. Fr. 1/2) of Section Two (2), Township Ninety-one (91) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa.

**Surety/AgriData Avg. CSR2:** 90

**Surety/AgriData Avg. CSRI:** 72.2

**Soils:** Sac, Colo, Primghar, Afton, Everly, Marcus

**Annual Real Estate Taxes:** \$3,776 estimated

**FSA information is combined with adjacent tract.**

Cropland Acres: 148

Corn Base: 74.6 Acres / PLC Yield: 145

Soybean Base: 46.1 Acres / PLC Yield: 44



**Auctioneer's Note:** Buena Vista County Land Buyers, here is an outstanding opportunity to purchase hard-to-find, very high quality farmland at public auction. This interior farm is ideally located 5 miles north of the new soybean crush plant in Alta and is near several other strong grain markets. The farm has excellent soils with an average CSR2 rating of 90. You'd be proud to own this carefully maintained and manicured farm. We look forward to seeing you at the auction on December 12th. Online bidding is also available for this auction.

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

**Terms:** 10% down day of sale. Balance due at closing on or before January 26, 2024. Farm has easement with Dakota Access Pipeline and a wind lease agreement with Allete Clean Energy with the potential of a wind turbine to be placed on the farm. Tile map available. Real estate taxes prorated to December 31, 2023. All final bids subject to seller approval.

**GPT Holdings LLC, Owner**

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

**Attorney:** Jill Davis • Montgomery, Barry, Bovee & Davis, LLP • Spencer, 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**

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**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.