

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, August 1, 2023 at 10:00 AM

152 Acres m/l
Ida County, IA



Sale Location: Cobblestone Inn, 2011 Indorf Avenue, Holstein, IA.

Property Location: 3 miles south of Galva, Iowa on M25.

Legal Description: The Northeast Quarter (NE¹/₄) of Section Seven (7), Township Eighty-eight (88) North, Range Thirty-nine (39) West of the 5th P.M., Ida County, Iowa.

Surety/AgriData Avg. CSR2: 88.6

Surety/AgriData Avg. CSRI: 67.5

Primary Soils: Galva, Colo-Judson, Primghar, Ely, Judson, Udorthents

Annual Real Estate Taxes: \$4,780

FSA Information

Cropland Acres: 151.32

Corn Base: 77.4 acres PLC Yield: 176

Soybean Base: 71.7 acres PLC Yield: 52



Auctioneer's Note: Area Farmers and Land Buyers....Here is an exceptional opportunity to purchase some of the best farmland in NW Iowa! This Ida County farm is highly-productive with an 88.6 CSR2 rating capable of achieving very high yields. We look forward to seeing you in Holstein on auction day!

For more information call Chris Clark • 712-369-1531

Terms: 10% earnest money down day of sale. Balance due at closing on or before October 25, 2023. Real estate taxes to be prorated to December 31, 2023. Seller to retain 2023 cash rent and MidAmerica transmission line payments. Possession at closing subject to current lease terms. Farm has open lease for 2024 crop year. All final bids are subject to seller approval.

**Rick Foreman, Sandra Bollard, Anne Andresen
& Steven Foreman, Owners**

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

Attorney: Will Cook • Cook Law Firm • Cherokee, 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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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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