

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, November 13, 2024 at 10:00 AM

153 Acres m/l  
O'Brien County, IA



**Sale Location:** Crossroads Pavilion Event Center, 301 34th Avenue, Sheldon, Iowa

**Property Location:** 2½ miles west of Sanborn, Iowa on Highway 18.

**Legal Description:** The Southwest Quarter (SW¼) of Section Twenty-nine (29), Township Ninety-seven (97) North, Range Forty-one (41) West of the 5th P.M., O'Brien County, Iowa excluding Parcel C containing 5.83 acres and a 1 acre acreage in the south half.

**Cropland Avg. CSR2:** 92.7

**Cropland Avg. CSRI:** 70.8

**Soils:** Galva, Sac, Calco, Primghar, Marcus & Afton

**Annual Real Estate Taxes:** \$4,518

#### FSA Information

Cropland: 113.45 acres

Corn Base: 51.62 acres      PLC Yield: 167

Soybean Base: 51.58 acres      PLC Yield: 53

CRP Acres: 21.3

Annual CRP Payment: \$1,257 (\$59/acre)

Contract Expiration Date: 9/30/2035



**Auctioneer's Note:** The Brouwer farm offers a great blend of recreation land/pastureland and highly tillable land. The soils have an excellent CSR2 of 92.7 on the tillable farmland. This farm has a history of manure application and is located conveniently on two hard surface roads. This gentle rolling landscape offers great drainage to the outlet that runs through the farm. We look forward to seeing you in Sheldon on November 13<sup>th</sup>.

**Terms:** 10% down day of sale. Balance due at closing on or before December 18, 2024. Farm will have an open lease for the 2025 crop year. Seller will retain 2024 farm income. Real estate taxes to be prorated to December 31, 2024.

**For more information call Shane Brant • 712-301-4664**

**Gertrude Brouwer Trust, Owner**

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

**Attorney:** Micah Schreurs • Woods Fuller • Sheldon, 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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& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT

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