

Midwest Land Management and Clinton Jones

# LAND AUCTION

Friday, December 9, 2022 at 10:00 A.M.

## 158 Acres m/l - Selling in 2 Tracts O'Brien County, IA



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

**Method of Sale:** Successful bidder will have choice of Tract 1 and/or Tract 2.

### Tract 1 • 80 Acres m/l • Center Township, O'Brien County, IA

**Tract 1 Location:** 1 mile east of Primghar, Iowa on B40 and  $\frac{3}{4}$  mile north on Starling Avenue.

**Legal Description:** The North Half of the Northwest Quarter (N $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Thirty-three (33), Township Ninety-six (96) North, Range Forty (40) West of the 5th P.M., O'Brien County, Iowa.

**Surety/AgriData Avg. CSR2:** 98.1

**Surety/AgriData Avg. CSRI:** 76.3

**Soils:** Primghar, Galva, Sac, Marcus & Ransom

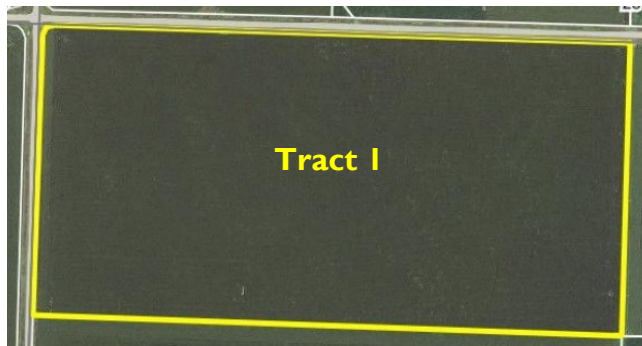
**Real Estate Taxes:** \$2,190

#### Tract 1 FSA Information

Cropland Acres: 77.83 ac.

Corn Base: 41.80 ac. PLC Yield: 175

Soybean Base: 35.90 ac. PLC Yield: 50



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

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before January 19, 2023. Farm to be sold with a lease in place. Real estate taxes to be prorated to December 31, 2022. All final bids subject to seller approval.

**Larry L. Vander Tuig Revocable Trust, Owner**

**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 • Chris Clark ~ 712-369-1531**

**www.midwestlandmanagement.com**

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**MIDWEST LAND**  
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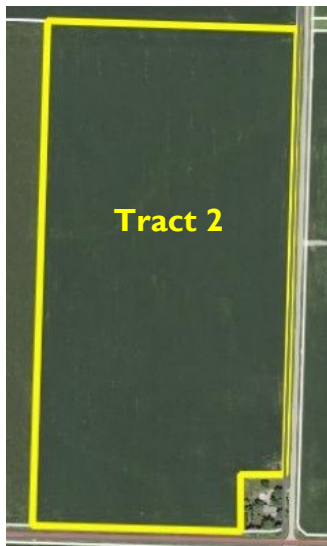
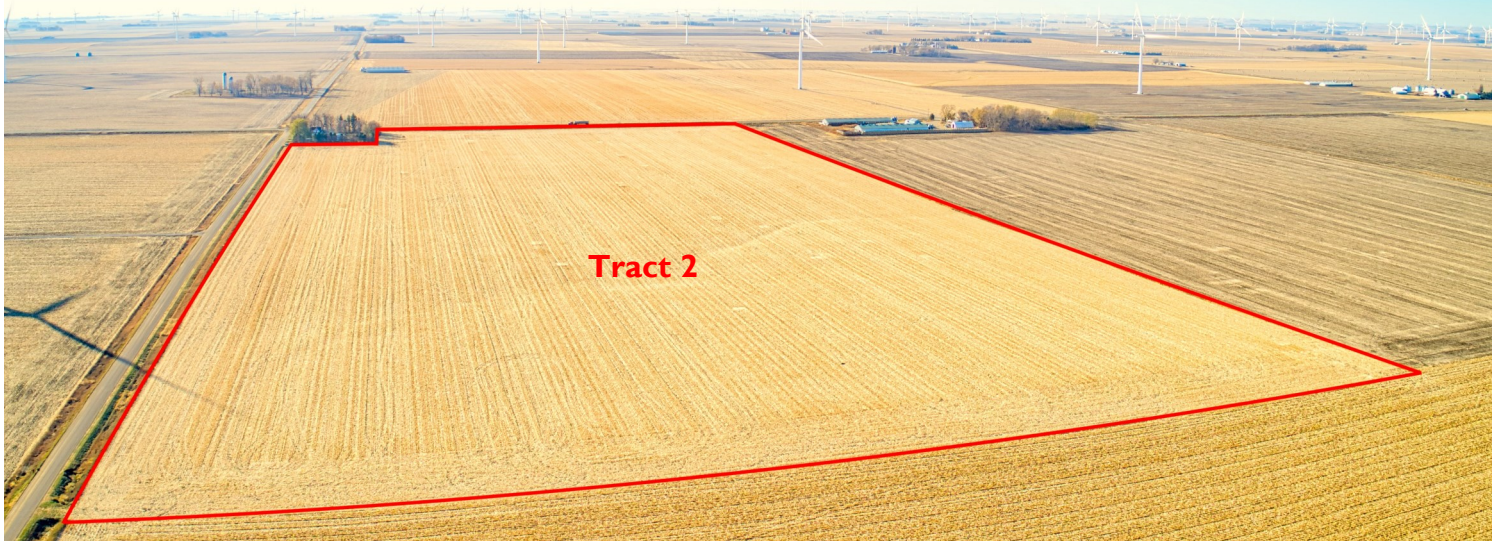
Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage 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

Friday, December 9, 2022 at 10:00 A.M.

## 158 Acres m/l - Selling in 2 Tracts O'Brien County, IA



### Tract 2 • 78 Acres m/l • Center Township, O'Brien County, IA

**Tract 2 Location:** 2<sup>3</sup>/<sub>4</sub> miles east of Primghar, Iowa on B40.

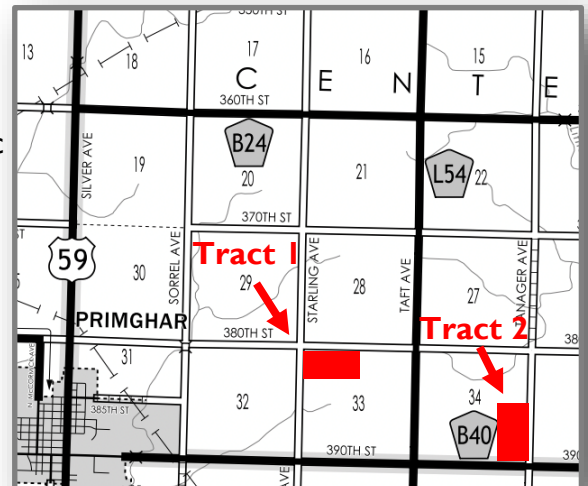
**Legal Description:** The East Half of the Southeast Quarter (E<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub>) of Section Thirty-four (34), Township Ninety-six (96) North, Range Forty (40) West of the 5th P.M., O'Brien County, Iowa.

**Surety/AgriData Avg. CSR2:** 96.2

**Surety/AgriData Avg. CSRI:** 75.6

**Soils:** Marcus, Primghar, Ransom, Sac  
and Afton

**Real Estate Taxes:** \$2,114



#### Tract 2 FSA Information:

Cropland Acres: 75.45 ac.

Corn Base: 48.80 ac.      PLC Yield: 175

Soybean Base: 26.60 ac.      PLC Yield: 50

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

**Auctioneer's Note:** Land buyers here is an excellent opportunity to purchase two exceptional tracts of O'Brien County farmland at public auction. The Vander Tuig Farms have excellent soils with CSR2 ratings of 98.1 and 96.2. The farms have a lease in place for the 2023 crop season; please contact Ben Hollesen to learn more about the lease details. We look forward to seeing you at the land auction on December 9th.

### Larry L. Vander Tuig Revocable Trust, Owner

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