

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, February 27, 2024 at 10:00 a.m.

**302 Acres m/l  
Selling in 3 Tracts**

Open  
Lease for  
2024!

**Sale Location:** Knights of Columbus Hall • 1507 E Lakeshore Dr • Storm Lake, Iowa

**Method of Sale:** Successful bidder will have choice of tracts.

**Location of Tracts 1 & 2:** 2 miles east of the intersection of Highways 7 and 71 near Storm Lake, Iowa and ½ mile north on 150th Avenue.

## **Tract 1 – 75 Acres m/l • Providence Township, Buena Vista County, IA**

**Tract 1 Legal Description:** The North Half of the Northeast Quarter (N½ NE¼) of Section Seventeen (17), Township Ninety (90) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa except for the acreage in the Northeast Quarter containing 5.01 acres.

**Surety/AgriData Avg. CSR2:** 87.8

**Surety/AgriData Avg. CSRI:** 79.4

**Soils:** Nicollet, Clarion, Webster, Waldorf

**Real Estate Taxes:** \$2,862

### **FSA Information for Tracts 1 & 2 Combined**

Cropland Acres: 151.9 ac.

Corn Base: 76.6 ac.      Corn PLC Yield: 170

Soybean Base: 73.2 ac.      Soybean PLC Yield: 46



**For more information contact Shane Brant • 712-301-4664 or  
Ben Hollesen • 712-253-5779**

**Auctioneer's Notes:** This is a great opportunity to buy your choice of 3 tracts - 75 acres, 80 acres, and 147 acres. These farms offer gently rolling landscape with excellent soils. They have been well cared for by the same tenant for many years and are in a great state of production. Don't miss this opportunity in an area that land rarely becomes available at public auction.

**Marcia Allen, Denise Mernin, Dallas Hinkhouse  
& Andrea Piazza, Owners**

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

[www.midwestlandmanagement.com](http://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.



# Land Auction

Tuesday, February 27, 2024 at 10:00 a.m.



## Tract 2 • 80 Acres m/l • Providence Township, Buena Vista County, IA

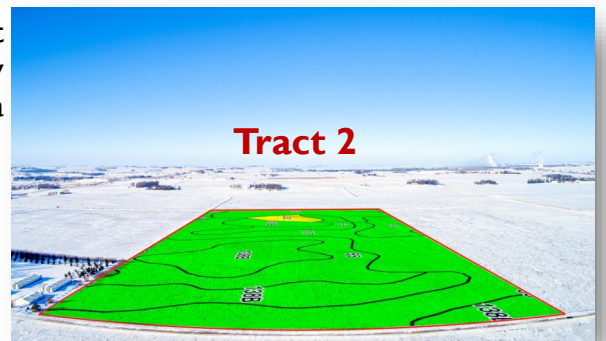
**Tract 2 Legal Description:** The South Half of the Northeast Quarter (S $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section Seventeen (17), Township Ninety (90) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa.

**Surety/AgriData Avg. CSR2:** 86.5

**Surety/AgriData Avg. CSRI:** 77.9

**Primary Soils:** Webster, Nicollet, Clarion, Canisteo, Storden

**Real Estate Taxes:** \$3,060



## Tract 3 • 147 Acres m/l • Providence Township, Buena Vista County, IA

**Location of Tract 3:** 4 miles east of the intersection of Highways 7 & 71 near Storm Lake, Iowa and  $\frac{1}{2}$  mile north on 170th Avenue.

**Tract 3 Legal Description:** The Northwest Quarter (NW $\frac{1}{4}$ ) of Section Fourteen (14), Township Ninety (90) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa except the railroad right of way and except the 5.46 acre acreage in the Northwest corner.

**Surety/AgriData Avg. CSR2:** 83.7

**Surety/AgriData Avg. CSRI:** 74

**Primary Soils:** Clarion, Canisteo, Nicollet, Webster & Waldorf

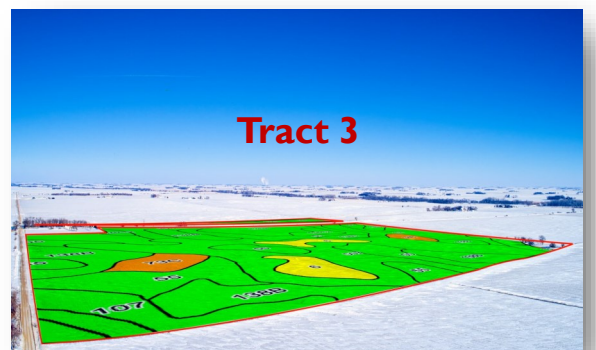
**Real Estate Taxes:** \$4,782

### FSA Information for Tract 3:

Cropland Acres: 142.3 acres

Corn Base: 71.2 ac.      Corn PLC Yield: 170

Soybean Base: 68.1 ac      Soybean PLC Yield: 46



**Terms:** 10% down day of sale. Balance due at closing on or before April 4, 2024. Farms will have an open lease for the 2024 crop season. Buyer will reimburse the tenant for any tillage and fertilizer expenses for 2024 at closing. Real estate taxes prorated to December 31, 2023. All final bids subject to seller approval.

**Marcia Allen, Denise Mernin,**  
**Dallas Hinkhouse & Andrea Piazza, Owners**  
**Auctioneers:** Ben Hollesen 712-253-5779 • Clinton Jones 712-363-3522  
**Attorney:** K.L. Smith • K.L. Smith PC Attorneys at Law • West Des Moines, 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  
[www.midwestlandmanagement.com](http://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.