

Tract 7



Tract 7 includes a wind turbine providing additional income.

Tract 7 FSA Information

Cropland Acres: 70.69

Corn Base: 47.69 ac. **PLC Yield:** 162

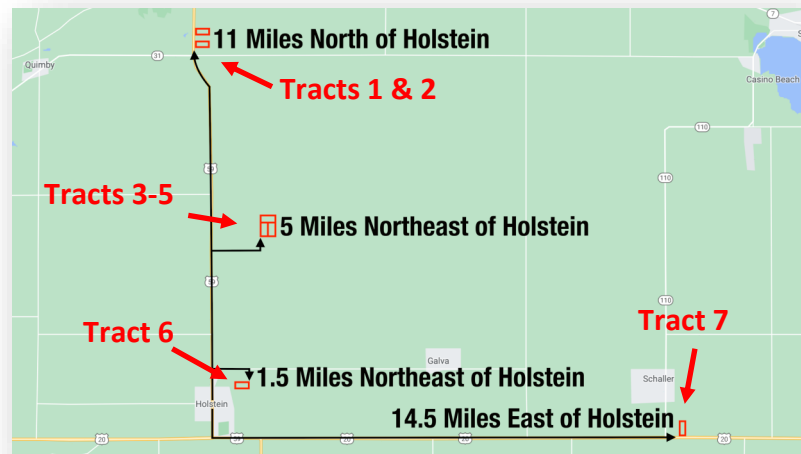
Soybean Base: 23 ac. **PLC Yield:** 48

Surety/AgriData Avg. CSR2: 94.9

Surety/AgriData Avg. CSR1: 76.7

Soils: Galva, Primghar, Afton, Sac & Marcus

Real Estate Taxes: \$2,060



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

Terms: 10% earnest money down day of sale. Balance due at closing on or before March 4, 2022. Real estate taxes to be prorated to December 31, 2021. Farm has an open lease for the 2022 crop year. All final bids are subject to approval of seller.

Benning Farms Inc., Owner

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

Attorney: Thaddeus E. Cosgrove • Cosgrove Law Firm • Holstein, IA

For More Information Contact Travis Johnson 712-330-5345

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

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.

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, January 12, 2022 at 10:00 A.M.



548.26 Acres m/l

Cherokee, Ida & Sac Counties

Selling in 7 Tracts

Highly Productive

Sale Location: Cobblestone Inn
2011 Indorf Avenue, Holstein, Iowa

Land Buyers, don't let this opportunity pass you by! You can take your choice of any one or all of these modestly sized, highly tillable, very highly productive tracts. The Benning farms have been very well managed and operated for many years and are in a high state of productivity. Please take a look at these great farms. Bidding will be available in person or online on the day of the sale. Farms like these are not on the market often!

For more information contact Travis Johnson 712-330-5345.

Midwest Land Management
& REAL ESTATE, INC

Tract 1



Tract 1 - 76.74 Acres m/l

Legal Description: The South Half of the Southeast Quarter (S½ SE¼) of Section Thirty-four (34), Township Ninety-one (91) North, Range Forty (40) West of the 5th P.M., Cherokee, Iowa.

Surety/AgriData Avg. CSR2: 93.4

Surety/AgriData Avg. CSR1: 72

Soils: Galva, Primghar, Marcus, Sac & Colo-Judson

Real Estate Taxes: \$2,444

Tract 1 FSA Information

Cropland Acres: 71.49

Corn Base: 49.5 ac. **PLC Yield:** 170

Soybean Base: 21.9 ac. **PLC Yield:** 50

Tract 2 - 77.2 Acres m/l

Legal Description: The South Half of the Northeast Quarter (S½ NE¼) of Section Three (3), Township Ninety (90) North, Range Forty (40) West of the 5th P.M., Cherokee, Iowa.

Surety/AgriData Avg. CSR2: 86.3

Surety/AgriData Avg. CSR1: 61.1

Soils: Colo-Judson & Galva

Real Estate Taxes: \$2,172

Tract 2 FSA Information

Cropland Acres: 76.73

Corn Base: 49.7 ac. **PLC Yield:** 170

Soybean Base: 20.9 ac. **PLC Yield:** 50

Tract 2



Tract 3 - 80.23 Surveyed Acres

Legal Description: The South Half of the Northwest Quarter (S½ NW¼) of Section One (1), Township Eighty-nine (89) North, Range Forty (40) West of the 5th P.M., Ida County, Iowa.

Surety/AgriData Avg. CSR2: 95.7

Surety/AgriData Avg. CSR1: 75.8

Soils: Galva, Primghar & Colo-Judson

Real Estate Taxes: \$2,586

Tract 3 FSA Information

Cropland Acres: 79.79

Corn Base: 50 ac. **PLC Yield:** 162

Soybean Base: 29.79 ac. **PLC Yield:** 48

Tract 3



Tract 4



Tract 4 - 83.44 Surveyed Acres

Legal Description: The West Half of the Southwest Quarter (W½ SW¼) of Section One (1), Township Eighty-nine (89) North, Range Forty (40) West of the 5th P.M., Ida County, Iowa.

Surety/AgriData Avg. CSR2: 94.7

Surety/AgriData Avg. CSR1: 73.8

Soils: Galva & Primghar

Real Estate Taxes: \$2,564

FSA Information for Tracts 4 & 5 Combined

Cropland Acres: 159.18

Corn Base: 84.11 ac. **PLC Yield:** 197

Soybean Base: 32.06 ac. **PLC Yield:** 52

Oat Base: 2.83 ac. **PLC Yield:** 70

Tract 5 - 80.39 Surveyed Acres

Legal Description: The East Half of the Southwest Quarter (E½ SW¼) of Section One (1), Township Eighty-nine (89) North, Range Forty (40) West of the 5th P.M., Ida County, Iowa.

Surety/AgriData Avg. CSR2: 91.7

Surety/AgriData Avg. CSR1: 71.5

Soils: Galva, Primghar & Colo-Judson

Real Estate Taxes: \$2,464

Tract 5



Tract 6 - 80 Acres m/l

Legal Description: The South Half of the Northeast Quarter (S½ NE¼) of Section Twenty-Six (26), Township Eighty-Nine (89) North, Range Forty (40) West of the 5th P.M., Ida County, Iowa.

Surety/AgriData Avg. CSR2: 95

Surety/AgriData Avg. CSR1: 77.4

Soils: Primghar, Galva, Marcus & Afton

Real Estate Taxes: \$2,524

Tract 6 FSA Information

Cropland Acres: 78.77

Corn Base: 40.82 ac. **PLC Yield:** 191

Soybean Base: 37.93 ac. **PLC Yield:** 55

Tract 6

