

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, November 2, 2023 at 10:00 AM

77.97 Acres m/l  
O'Brien County, IA



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

**Property Location:** 4 miles east of the intersection of B40 & Highway 59  
in Primghar, Iowa on B40 and 2 miles north on Tanager Avenue.

**Legal Description:** The South Half of the Southeast Quarter (S $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section Twenty-two (22), Township Ninety-six (96) North, Range Forty (40) West of the 5th P.M., O'Brien County, Iowa except the hog site. Exact legal to be taken from abstract.

**Surety/AgriData Avg. CSR2:** 95.9

**Surety/AgriData Avg. CSRI:** 73.9

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

**Annual Real Estate Taxes:** \$2,002

#### FSA Information

Cropland Acres: 70.29

Corn Base: 35.41 acres      Corn PLC Yield: 173

Soybean Base: 34.88 acres      Soybean PLC Yield: 48



**Auctioneer's Note:** Land buyers, don't miss this opportunity to bid your price on a very productive tract of O'Brien County farmland in the Primghar - Hartley area. This farm offers top quality soils primarily consisting of Primghar, Sac, Galva and Ransom with an average CSR2 rating of 95.9 on the cropland acres. The wind turbine is well placed to not interfere with farming operations while providing additional income for years to come! If you are looking to purchase some of the best land Iowa has to offer, you won't want to miss this auction. We look forward to seeing you at 10:00 AM in Primghar on November 2nd!

**For more information call Travis Johnson 712-330-5345**

**Terms:** 10% down day of sale. Balance due at closing on or before January 12, 2024. Seller to retain 100% of 2023 rent and 2023 wind payment. All future wind payments to buyer. Real estate taxes prorated to December 31, 2023. 2023 cash rent lease has been terminated. All final bids are subject to seller approval.

**Julie O'Brien, Owner**

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

**Attorney:** Dennis Cmelik • Cmelik Law Office • Hartley, 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**

& 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.