

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, January 16, 2024 at 10:00 AM

**80 Acres m/l
O'Brien County, IA**



Sale Location: R. L. Johannsen Event Center, 110 Ash Street, Sutherland, Iowa

Property Location: 1 mile west of Sutherland, Iowa on Highway 10 and 3 miles south on Tyler Avenue.

Legal Description: The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-six (36) Township Ninety-four (94) North, Range Forty (40) West of the 5th P.M., O'Brien County, Iowa.

Surety/AgriData Avg. CSR2: 96.8

Surety/AgriData Avg. CSRI: 74.6

Soils: Primghar, Galva, Sac and Marcus

Annual Real Estate Taxes: \$2,472

FSA information

Cropland Acres: 75.84

Corn Base: 40.8 Acres PLC Yield: 179

Soybean Base: 30.7 Acres PLC Yield: 53



Auctioneer's Note: Soils, Soils, Soils - this farm has one of the highest CSR2 ratings of any farm we have sold. This nearly level, gently sloping farm would make an excellent farmland investment in the Sutherland area. Farms of this caliber rarely come for sale; take a drive and check out this farmland buying opportunity. The farm lease has been terminated, and the new buyer will have full possession for the 2024 crop season. We look forward to seeing you in Sutherland on January 16th.

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

Terms: 10% down day of sale. Balance due at closing on or before March 1, 2024. Real estate taxes prorated to December 31, 2023. All final bids subject to seller approval. Farm to have an open lease for 2024 crop season.

Richard L. Miller 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.

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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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