

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, September 17, 2024 at 10:00 AM

80 Acres m/l
O'Brien County, IA



Sale Location: Hartley Community Center, 820 2nd Street NE, Hartley, Iowa

Property Location: 5 miles south of Hartley, Iowa on Warbler Avenue and $2\frac{3}{4}$ miles east on 380th Street.

Legal Description: The East Half of the Southeast Quarter ($E\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-six (26), Township Ninety-six (96) North, Range Thirty-nine (39) West of the 5th P.M., O'Brien County, Iowa.

Surety/AgriData Avg. CSR2: 96.7

Surety/AgriData Avg. CSRI: 76.1

Soils: Primghar, Galva, Marcus, and Afton

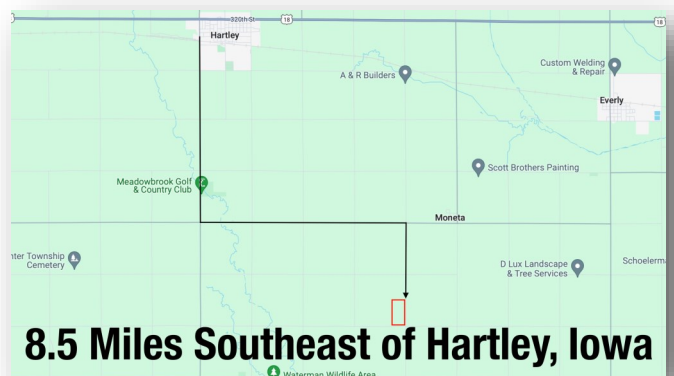
Annual Real Estate Taxes: \$2,086

FSA Information

Cropland: 75.43 acres

Corn Base: 48.85 acres PLC Yield: 166

Soybean Base: 25.78 acres PLC Yield: 52



8.5 Miles Southeast of Hartley, Iowa

Auctioneer's Note: Land buyers, what an excellent opportunity to purchase a hard-to-find highly tillable tract of farmland at public auction. This farm has excellent soil types and has an open lease for the 2025 crop season. If you are in the market for an outstanding farm, this is an opportunity you won't want to miss. We look forward to seeing you at the auction.

Terms: 10% down day of sale. Balance due at closing on or before November 14th, 2024. Real estate taxes prorated to December 31, 2024. Farm to have an open lease for 2025. All final bids are subject to seller approval.

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

Monica Oggero, Owner

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

Attorney: Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, Iowa

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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