

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT



LAND AUCTION
OSCEOLA COUNTY, IA

GILMAN TOWNSHIP

Wednesday, June 7, 2023 | 10 A.M. | 225 Main St. Sanborn, Iowa




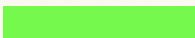
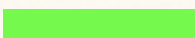
140.5

ACRES M/L

TRACT 1

68.5 ACRES M/L

TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
77B	Sac silty clay loam	43.80	64.6%		95
91	Primghar silty clay loam	17.09	25.2%		100
92	Marcus silty clay loam	3.80	5.6%		94
91B	Primghar silty clay loam	2.15	3.2%		95
735	Havelock loam	1.01	1.5%		74
Weighted Average:					95.9

140.5
ACRES M/L
OFFERED IN
2 TRACTS



DESCRIPTION

Mark your calendars for Wednesday, June 7th, 2023! Midwest Land Management is proud to offer a 140.5 acre farm, available in 2 tracts, with rich, productive soil and boasting a CSR2 rating of 95.9 on Tract 1 and 94.7 on Tract 2. This highly tillable property is a great opportunity for farmers or investors looking to expand their agricultural portfolio. Tracts to be surveyed prior to the auction.

TERMS

10% earnest money down day of auction. Balance due at closing on or before July 13, 2023. Seller to retain first half 2023 cash rent income. Buyer to be credited second half 2023 cash rent income at closing. Real estate taxes to be prorated to December 31, 2023. All final bids subject to seller approval. Winning bidder will have the choice between Tract 1 and/or Tract 2.

CONTACT


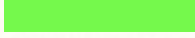
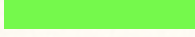
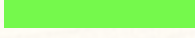
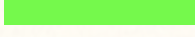

Zach Anderson | 712.298.1606
zach@midwestlandmanagement.com
Seller | Amanda Buysman

Ben Hollesen | 712.253.5779
ben@midwestlandmanagement.com
Attorney | Tom Whorley

TRACT 2

72 ACRES M/L

TILLABLE SOILS MAP

CODE	SOIL DESCRIPTION	ACRES	PERCENT	LEGEND	CSR2
77B	Sac silty clay loam	45.07	64.0%		95
91B	Primghar silty clay loam	16.73	23.8%		95
77B2	Sac silty clay loam	4.64	6.6%		92
92	Marcus silty clay loam	3.50	5.0%		94
735	Havelock loam	0.24	0.3%		74
91	Primghar silty clay loam	0.21	0.3%		100
Weighted Average:					94.7

138.24
CROPLAND
ACRES
TRACTS 1 & 2
COMBINED



LOCATION

2 miles east of Ashton, Iowa on 240th Street and 2.5 miles south on Oriole Avenue.

LEGAL DESCRIPTION

Tract 1 (68.5 acres) - The South Half of the Northeast Quarter in Section Thirty-six, Township Ninety-eight North, Range Forty-two West of the 5th P.M., Osceola County, Iowa, except Parcel B. Exact legal to be taken from survey.

Tract 2 (72 acres) - The North Half of the Southeast Quarter in Section Thirty-six, Township Ninety-eight North, Range Forty-two West of the 5th P.M., Osceola County, Iowa, except Parcel B. Exact legal to be taken from survey. Buyer of Tract 2 will be credited \$10,000 at closing to be used as driveway credit.

AUCTION INFORMATION

Wednesday, June 7, 2023
10:00 A.M

AUCTION LOCATION

Sanborn Community Center
225 Main St. Sanborn, Iowa



ADDRESS: 2506 11th Ave SW
Spencer, Iowa 51301
MAILING ADDRESS: PO Box 909
Spencer, Iowa 51301
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.

LAND AUCTION

OSCEOLA COUNTY, IA

GILMAN TOWNSHIP

140.5

ACRES M/L

AUCTION DETAILS

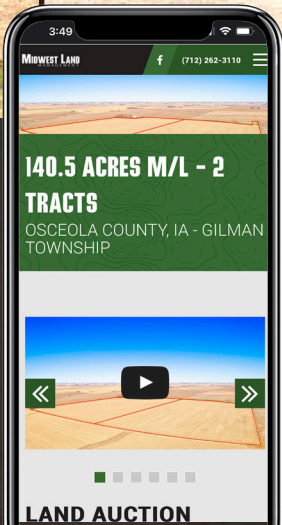
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225 Main St. Sanborn, Iowa

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ONLINE BIDDING

If you aren't able to attend our auction in-person, you can bid online using HiBid, through the link on our auction page.