

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, May 30, 2024 at 10:00 a.m.

156.9 Acres m/l - Selling in 2 Tracts O'Brien County, Iowa

Excellent
Soils!

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

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

Tract 1 – 76.9 Surveyed Acres • Center Township • O'Brien County, IA

Tract 1 Location: 1 mile east of Primghar, Iowa on B40 and 5¼ miles north on Sorrel Avenue.

Tract 1 Legal Description: Parcel A containing 76.9 acres in the North Half of the Southeast Quarter (N½ SE¼) of Section Six (6), Township Ninety-six (96) North, Range Forty (40) West of the 5th P.M., O'Brien County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 98.4

Surety/AgriData Avg. CSRI: 78.3

Soils: Primghar, Marcus & Galva

Real Estate Taxes: \$2,672

Tract 1 FSA Information:

Cropland Acres: 75.2 acres

Corn Base: 33.10 ac. Corn PLC Yield: 178

Soybean Base: 42.10 ac Soybean PLC Yield: 50



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

Terms: 10% down day of sale. Balance due at closing on or before July 2, 2024. Buyer to receive second half cash rent at closing. Real estate taxes prorated to June 30, 2024. All final bids subject to seller approval.

Robert Vander Tuig, 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.

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

www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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

Thursday, May 30, 2024 at 10:00 a.m.

156.9 Acres m/l - Selling in 2 Tracts O'Brien County, Iowa

Tract 2 • 80 Acres m/l • Center Township • O'Brien County, IA

Tract 2 Location: 2 miles east of Primghar, Iowa on B40 and 3½ miles north on Starling Avenue.

Tract 2 Legal Description: The South Half of the Northeast Quarter (S½ NE¼) of Section Seventeen (17), Township Ninety-six (96) North, Range Forty (40) West of the 5th P.M., O'Brien County Iowa.

Surety/AgriData Avg. CSR2: 94.2

Surety/AgriData Avg. CSRI: 72.2

Soils: Sac, Galva, Primghar, Marcus, Afton & Ransom

Real Estate Taxes: \$2,502

Tract 2 FSA Information:

Cropland Acres: 76.65 acres

Corn Base: 46.9 ac. Corn PLC Yield: 178

Soybean Base: 29.70 ac Soybean PLC Yield: 50



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

Auctioneer's Note: Attention O'Brien County land buyers - what an excellent opportunity to purchase two high-caliber tracks of highly tillable farmland at public auction. The Vander Tuig farms have been owned and very well maintained by the family for a long time and would make an excellent addition to any farming operation. We look forward to seeing you at the sale!

Robert Vander Tuig, Owner

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