

Land Auction

160 Acres m/l Osceola County, IA

**On-site
Auction!**



February 24, 2022 at 10:00 A.M.

Auctioneer's Note: Zomer Company Realty & Auction along with Midwest Land Management is pleased to be selling this high quality tract of Osceola County farmland for Glenn Baker and Arlin Kuiken. The farm has very productive soils with a CSR rating of 91.1. The farm is available for the 2022 crop season. We look forward to seeing you at the land auction on February 24th at the farm. In the event of inclement weather the auction will be moved to the Ashton Community Center located at 323 3rd Street, Ashton, IA.

Property Location: 1/2 mile east of Ashton, IA on A46.



Legal Description: The Southeast Quarter (SE 1/4) of Section Eleven (11), Township Ninety-eight (98) North, Range Forty-two (42) West of the 5th P.M., Osceola County, Iowa.

Surety/AgriData Avg. CSR2: 91.1
Surety/AgriData Avg. CSR1: 76.5
Primary Soils: Galva, Havelock, Wadena
Real Estate Taxes: \$4,964

FSA Information:

Cropland Acres: 151.20 acres

Corn Base: 89.3 acres Corn PLC Yield: 160 bu.

Soybean Base: 24.3 acres Soybean PLC Yield: 46 bu.

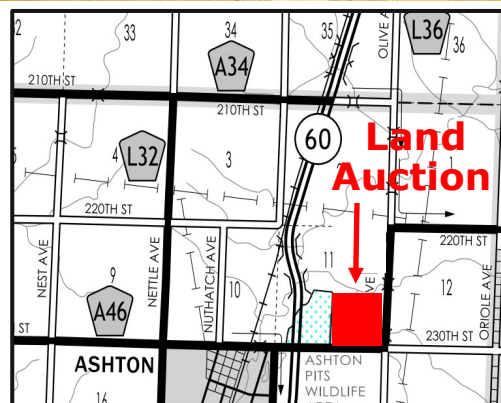
**For more information or online bidding, please visit
midwestlandmanagement.com or zomercompany.com**



NE Corner



SE Corner



Terms: 10% earnest money due day of sale. Balance due at closing on or before April 1, 2022. Real estate taxes to be prorated to December 31, 2021. Open lease for 2022 crop season. All final bids are subject to seller approval.

Glenn Baker & Arlin Kuiken, Owners

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

Attorney: Daniel DeKoter • DeKoter, Thole, Dawson & Rockman, PLC • Sibley, Iowa

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT
Ben Hollesen 712-253-5779



Mark Zomer 712-470-2526

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.