

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, April 12, 2022 at 10:00 AM

**60.27 Surveyed Acres  
O'Brien County, IA**



**Sale Location:** Sanborn Community Center, 225 Main Street, Sanborn, Iowa

**Property Location:** 4 miles west of Sanborn, Iowa on Highway 18 and 1 mile south on L40.

**Legal Description:** Parcels E, F & G located in the West Half of the Northwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Six (6), Township Ninety-Six (96) North, Range Forty-one (41) West of the 5th P.M., O'Brien County, Iowa excluding parcels A, B & C. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 91.7

**Surety/AgriData Avg. CSRI:** 67.9

**Primary Soils:** Galva, Sac, Primghar, Calco & Marcus

**Annual Real Estate Taxes:** \$1,662

**FSA Information:**

Cropland Acres: 56.82 acres

Corn Base: 33.94 acres      Corn PLC Yield: 179

Soybean Base: 22.88 acres      Soybean PLC Yield: 51



**Auctioneer's Note:** Land Buyers, what an excellent opportunity to purchase a highly tillable, productive tract of farmland in O'Brien County. The Zylstra farm offers a great location, excellent soils, and is available to farm for the 2022 crop season with 10% down the day of the auction. The farm will be surveyed prior to the auction and will be sold based upon the surveyed acres. Live and online bidding will be available for this auction. We look forward to seeing you at the auction.

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

**Terms:** 10% earnest money due day of sale. Balance due at closing on or before May 20, 2022. Real estate taxes to be prorated to December 31, 2021. Farm has an open lease for 2022 crop season. Farm to be surveyed prior to auction. All final bids are subject to seller approval.

**Andrew Zylstra & The Estate of Kathleen Zylstra, Owners**

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

**Attorney:** Thor Klinker • Smith, Grigg, Shea & Klinker, P.C. • Primghar, 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**

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**www.midwestlandmanagement.com**

**MIDWEST LAND  
MANAGEMENT**

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.