

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, January 18, 2023 at 10:00 AM

**79.56 Surveyed Acres  
Pocahontas County, IA**



**Sale Location:** Laurens Golf & Country Club, 12582 Highway 10, Laurens, Iowa  
**Property Location:** 3 miles north of Laurens, Iowa on 130th Avenue.

**Legal Description:** The North Half of the Southwest Quarter (N $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Three (3), Township Ninety-three (93) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 81.5

**Surety/AgriData Avg. CSRI:** 73.7

**Primary Soils:** Canisteo, Clarion, Nicollet & Kossuth

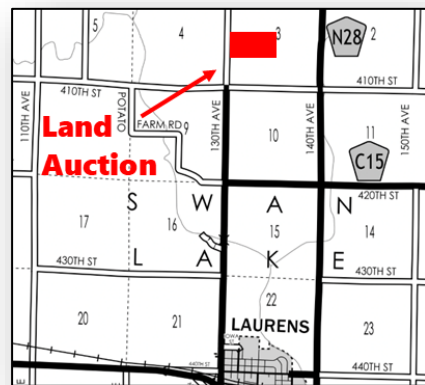
**Real Estate Taxes:** \$2,220

### FSA Information

Cropland Acres: 78.26 acres

Corn Base: 36.24 ac.      PLC Yield: 152

Soybean Base: 42.02 ac.      PLC Yield: 43



**Auctioneer's Note:** Attention Land Buyers, here is an excellent opportunity to purchase a highly tillable, productive tract of Pocahontas County farmland at public auction. The farm has a lease in place for the 2023 crop season, base rent plus a flex bonus. Give Ben a call today for questions on the farm. We look forward to seeing you at the land auction on January 18th in Laurens.

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

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before February 23, 2023. Farm to be sold with lease in place for 2023 crop year. Buyer to receive 2023 cash rent payments. All final bids subject to seller approval.

**Bersbach Family Revocable Trust, Owner**

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

**Attorney:** Neven Conrad • Conrad & Lemmenes • Laurens, IA

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**MIDWEST LAND**  
MANAGEMENT

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