

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, September 27, 2022 at 10:00 AM

80 Acres m/l  
Pocahontas County, IA



**Sale Location:** Pocahontas County Expo Center, 310 NE 1st Street, Pocahontas, Iowa.

**Property Location:** 3½ miles south of Laurens, Iowa on 130th Avenue and 2½ miles east on C29.

**Legal Description:** The North Half of the Northeast Quarter (N½ NE¼) of Section Thirteen (13), Township Ninety-two (92) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa.

**Surety/AgriData Avg. CSR2:** 80.3

**Surety/AgriData Avg. CSR1:** 73.3

**Soils:** Canisteo, Okoboji, Webster, Nicollet, Harps, Clarion

**Annual Real Estate Taxes:** \$2,130

#### FSA Information

Cropland Acres: 76.10 acres

Corn Base: 37.50 acres      Corn PLC Yield: 159

Soybean Base: 37.40 acres      Soybean PLC Yield: 41



**Auctioneer's Note:** Land buyers, here is an excellent opportunity to purchase a highly tillable productive tract of Pocahontas County farmland at public auction. The Richie farm is ideally located on county blacktop C-29 between several local grain markets in Laurens, Albert City, Pocahontas and Havelock. 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 November 3, 2022. Real estate taxes to be prorated to December 31, 2022. Farm to have an open lease for 2023. Seller to retain 100% of the 2022 farm income. All final bids are subject to seller approval.

**Dennis & Pamela Richie, Owners**

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

**Midwest Land Management and Real Estate, Inc.**

**Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345**

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**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.