

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, June 17, 2021 at 10:00 AM

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



Sale Location: Primghar Golf & Country Club, 720 2nd Street NE, Primghar, IA

Property Location: ½ mile west of Primghar, Iowa on B40 and 4 miles south on Roosevelt Avenue.

Legal Description: The North Half of the Northwest Quarter (N½ NW¼) of Section Twenty-five (25), Township Ninety-five (95) North, Range Forty-one (41) West of the 5th P.M., O'Brien County, IA. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 94.8

Surety/AgriData Avg. CSRI: 73.3

Primary Soils: Galva, Primghar & Marcus

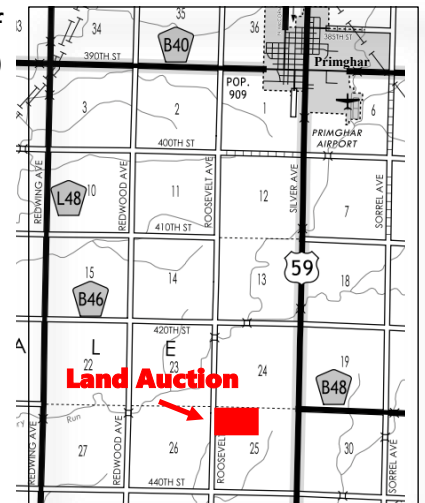
Annual Real Estate Taxes: \$2,308

FSA Information:

Cropland Acres: 79.21 acres

Corn Base: 39.6 acres Corn PLC Yield: 168 bu.

Soybean Base: 39.6 acres Soybean PLC Yield: 49 bu.



Auctioneer's Note: Attention Land Buyers, what an amazing opportunity we have for you. Not very often do farms of this caliber come up for sale at public auction. The Manley farm has excellent soils and boasts a 94.8 CSR2 rating with the primary soils being Galva, Primghar and Marcus. These productive soils will prove to be a solid land investment for years to come. We look forward to seeing you at the auction.

For more information call Ben Hollesen at 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before July 21, 2021. Real estate taxes to be prorated to June 30, 2021. Possession granted at closing, subject to tenant's rights of the 2021 cash rent lease. Buyer to receive second half cash rent from the tenant. Farm has a wind lease; there is no wind turbine on the farm. All final bids are subject to seller approval.

Donald Manley Estate, Owner

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

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