

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 11, 2021 at 10:00 AM

80.65 Acres - Selling in 2 Tracts Cropland & Acreage



Sale Location: Primghar Golf & County Club, 720 2nd Street NE, Primghar, Iowa

Tract 1 - 75.31 Surveyed Acres • Highland Township, O'Brien County, IA

Location: 4 miles east of Primghar, Iowa on County Road B40 and 2½ miles south on Tyler Avenue.

Legal Description: The East Half of the Southeast Quarter (E½ SE¼) of Section Fourteen (14), Township Ninety-five (95) North, Range Forty (40) West of the 5th P.M., O'Brien County, Iowa except for Parcel D, a 5.34 acre acreage in the southeast corner. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 94.6

Surety/AgriData Avg. CSR1: 72.2

Primary Soils: Sac, Galva, Primghar, Afton & Marcus

Annual Real Estate Taxes: \$1,890 (estimated)

FSA Information (Tract 1 & 2 Combined):

Cropland Acres: 73.54 ac.

Corn Base: 36.2 ac. Corn PLC Yield: 148 bu.

Soybean Base: 36.2 ac. Soybean PLC Yield: 52 bu.



For more information call Ben Hollesen • 712-253-5779

Robert and Floye Hagedorn, Owners

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

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW, Spencer, IA 51301

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

Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606

Jerod Olson ~ 712-240-2800 • Chris Clark ~ 712-369-1531

www.midwestlandmanagement.com

& REAL ESTATE, INC
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.

Land & Acreage Auction

Thursday, November 11, 2021 at 10:00 A.M.



Tract 2 - 5.34 Acre Acreage • Highland Township, O'Brien County, IA

Property Address: 4189 Tyler Avenue, Sutherland, Iowa

Acreage Highlights:

- 5.34 Surveyed Acres
- 1,331 sq. ft. 2 story home
- 3 bedrooms, 1 bathroom

Annual Real Estate Taxes: \$746 (estimated)

Open House: Thursday, October 28 from 4:30-5:30



Auctioneer's Notes: Land buyers, don't miss this excellent opportunity to purchase a hard to find, highly tillable productive tract of O'Brien County farmland. The Hagedorn farm has excellent soils primarily consisting of Sac, Galva and Primghar and has a CSR2 rating of 94.6. The wind turbine provides an additional source of income for years to come. The cute little acreage is a must see for any acreage buyer. The home has been very well maintained and is awaiting its new owner. Make plans to attend the acreage open house on Thursday October 28th from 4:30 to 5:30. We look forward to seeing you at the auction.

To bid online visit www.midwestlandmanagement.com

Method of Sale: Tract 1 will be sold followed immediately by the sale of Tract 2.

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 14, 2022. Real estate taxes to be prorated to December 31, 2021. Tract 1 has an open lease for 2022 crop year. Seller will retain 2021 cash rent and wind turbine income. Acreage on Tract 2 is being sold as is. Buyer for Tract 2 will be responsible for updating the septic system. All final bids are subject to seller approval.

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