

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, February 1, 2023 at 10:00 AM

99.01 Surveyed Acres
O'Brien County, IA



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

Property Location: 3 miles west of Sanborn, Iowa on Highway 18 and 1 1/4 miles south on Pierce Avenue.

Legal Description: Parcel F located in the West Half (W 1/2) of Section Five (5), Township Ninety-six (96) North, Range Forty-one (41) West of the 5th PM, O'Brien County, Iowa.

Surety/AgriData Avg. CSR2: 95.3

Surety/AgriData Avg. CSRI: 73.8

Soils: Primghar, Sac, Galva, Afton, Calco and Marcus

Real Estate Taxes: \$3,082

FSA Information

Cropland Acres: 95.38 acres

Corn Base: 51.07 ac. PLC Yield: 171

Soybean Base: 42.91 ac. PLC Yield: 53



Auctioneer's Note: Land buyers, what an excellent opportunity to purchase a hard-to-find, highly tillable tract of productive farmland in O'Brien County. Ideally located between Sanborn and Archer, the farm has excellent soils and an open lease for the 2023 crop season. Make plans to attend the land auction on February 1st; we look forward to seeing you at the auction.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before April 4, 2023. Farm to have an open lease for 2023 crop year. Seller to retain 100% of the 2022 farm income. Real estate taxes prorated to December 31, 2022. All final bids subject to seller approval.

Andrea Raber Wagenaar Trust, Owner

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

Attorney: Lisa Steffen • Goosmann Law Firm • Spirit Lake, IA

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.