

Midwest Land Management and Clinton Jones

# LAND AUCTION

Friday, June 13, 2025 at 10:00 a.m.

## 181.24 Surveyed Acres - Selling in 2 Tracts Buena Vista County, Iowa



**Sale Location:** AgState Meeting Room, 30 E Main Street, Albert City, Iowa

**Method of Sale:** Successful bidder will have choice of tracts.

**Farm Location:** 2 miles west of Albert City on C29, 1 mile north on 210th Avenue & 1.5 miles west on 500th St.

### Tract 1 • 101.39 Acres • Fairfield Township • Buena Vista County, IA

**Tract 1 Legal Description:** The West Half of the Southwest Quarter (W $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Seven (7), Township Ninety-two (92) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa except Parcel B. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 84.5

**Surety/AgriData Avg. CSRI:** 74.6

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

**Real Estate Taxes:** \$3,018

**FSA Information is combined  
for Tracts 1 & 2**

Cropland Acres: 173.50

Corn Base: 89.9 Acres      PLC Yield: 168

Soybean Base: 83.60 Acres      PLC Yield: 46



**For more information contact Shane Brant • 712-301-4664**

**Terms:** 10% down day of sale. Balance due at closing on or before July 30, 2025. Sellers will credit buyer with partial cash rent payment at closing. Real estate taxes prorated to June 30, 2025. All final bids subject to seller approval.

***Elvera M. Eckert Family Trust, Owner***

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

**Attorney:** Sarah Haack • Cornwall, Avery, Bjornstad & Scott • Spencer, Iowa

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

**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 • Jason Collins ~ 712-301-3858**

**Glenn Baker ~ 712-212-4417 • Tom Bradley ~ 515-202-7687**

**[www.midwestlandmanagement.com](http://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.



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## Tract 2 • 79.85 Acres • Fairfield Township • Buena Vista County, IA

**Tract 2 Legal Description:** The East Half of the Southwest Quarter (E½ SW¼) of Section Seven (7), Township Ninety-two (92) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa. Exact legal to be taken from survey.

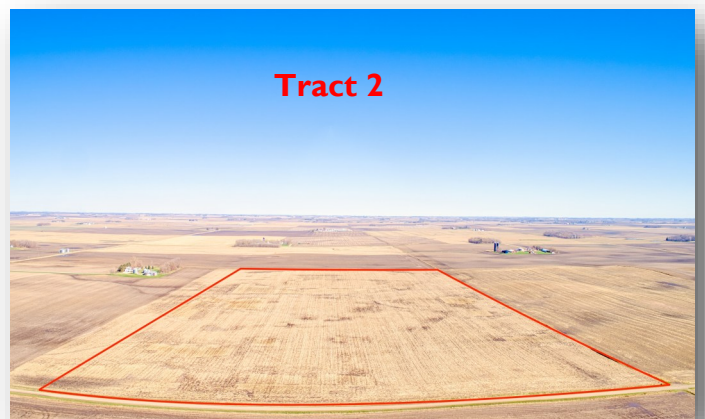
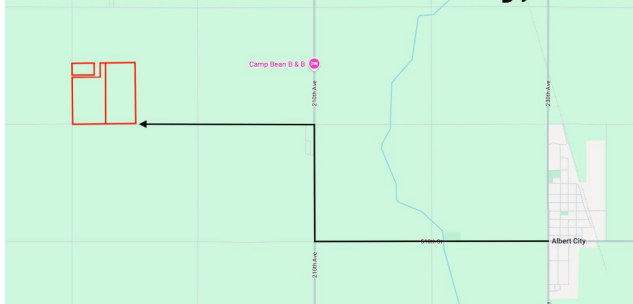
**Surety/AgriData Avg. CSR2:** 85.4

**Surety/AgriData Avg. CSRI:** 75.1

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

**Real Estate Taxes:** \$2,448

### 4.5 Miles NW of Albert City, Iowa



**For more information contact Shane Brant • 712-301-4664**

**Auctioneer's Note:** The Elvera Eckert farm offers a great opportunity to purchase choice of two gently rolling tracts of Iowa farmland. Combined, the tracts make a nice larger quarter containing just over 181 acres with an average CSR2 rating of 84.9. These tracts offer great soils and great access to county tile mains. Don't miss this opportunity to bid on your choice of tracts on Friday June 13<sup>th</sup>.

## ***Elvera M. Eckert Family Trust, Owner***

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