

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, June 10, 2025 at 10:00 a.m.

145.36 Surveyed Acres - Selling in 2 Tracts Palo Alto County, Iowa



Sale Location: Mallard Community Center, 605 Inman Street, Mallard, Iowa

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

Property Location: 3.5 miles north of Mallard, Iowa on Highway 4.

Tract 1 • 69.87 Acres • Ellington Township • Palo Alto County, IA

Tract 1 Legal Description: The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 6, Township Ninety-four (94) North, Range Thirty-two (32) West of the 5th P.M., Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 78.6

Surety/AgriData Avg. CSRI: 69.7

Primary Soils: Canisteo, Okoboji & Clarion

Real Estate Taxes: \$1,898

FSA Information is combined for Tracts 1 & 2

Cropland Acres: 143.95

Corn Base: 76.10 Acres PLC Yield: 127

Soybean Base: 56.90 Acres PLC Yield: 33



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

Terms: 10% down day of sale. Balance due at closing on or before July 29, 2025. Farm is leased for the 2025 crop year. Seller to retain the first half of 2025 cash rent. Buyer to receive the second half of cash rent from the tenant. Real estate taxes prorated to June 30, 2025. All final bids subject to seller approval.

Lufkin Family Trust & Laurie Harvey, Owners

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

Attorney: Todd Buchanan • Buchanan, Bibler, Gabor & Meis • Algona, 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

& 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 Auction

Tuesday, June 10, 2025 at 10:00 a.m.



Tract 2 • 75.49 Acres • Ellington Township • Palo Alto County, IA

Tract 2 Legal Description: The South Half of the Northwest Quarter (S½ NW¼) of Section 6, Township Ninety-four (94) North, Range Thirty-two (32) West of the 5th P.M., Palo Alto County, Iowa.

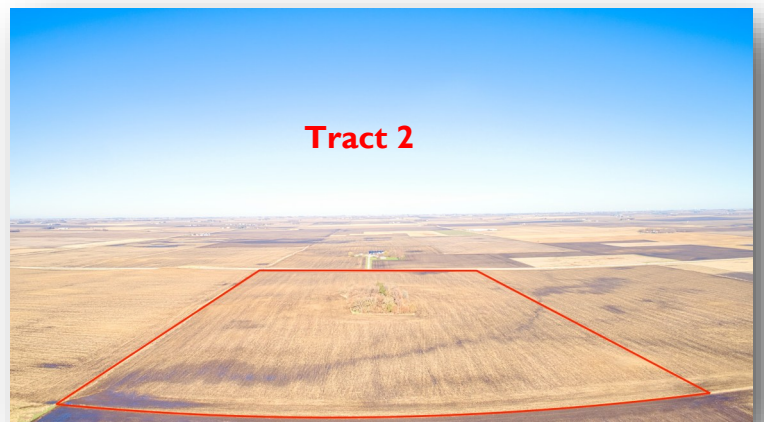
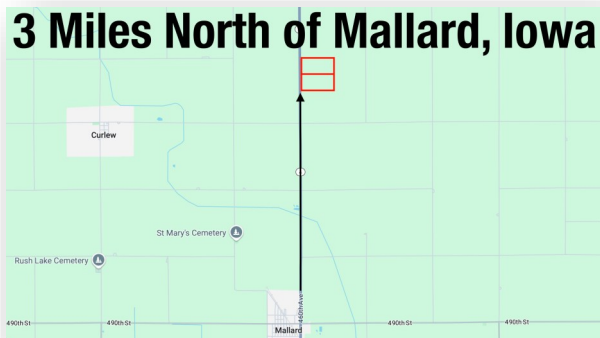
Surety/AgriData Avg. CSR2: 80.9

Surety/AgriData Avg. CSRI: 69.9

Primary Soils: Clarion, Canisteo & Webster

Real Estate Taxes: \$2,096

3 Miles North of Mallard, Iowa



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

Auctioneer's Note: This farm offers a great opportunity to add to your farmland holdings in an area that does not have farms sold at public auction very often. This farm sits on a hard surface road in close proximity to a corn ethanol plant. It also features a large county tile main running through the farm for future drainage possibilities and drainage expansion. Don't miss this opportunity to purchase one of two choice tracts of great Iowa farmland on Tuesday June 10th.

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