

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, June 11, 2025 at 10:00 AM

**160 Acres m/l
O'Brien County, IA**



Sale Location: Hartley Community Center, 820 2nd St NE, Hartley, Iowa

Property Location: 4 miles south of Hartley, Iowa on M12.

Legal Description: The Northwest Quarter (NW¼) of Section Twenty-nine (29), Township Ninety-six (96) North, Range Thirty-nine (39) West of the 5th P.M., O'Brien County, Iowa.

Surety/AgriData Cropland Avg. CSR2: 86.7

Surety/AgriData Cropland Avg. CSRI: 67.8

Primary Soils: Sac, Colo, Galva, Primghar & Spillville

Annual Real Estate Taxes: \$4,562

FSA Information

Cropland: 122.44 acres

Corn Base: 73.6 acres PLC Yield: 150

Soybean Base: 25.8 acres PLC Yield: 43



Auctioneer's Note: Land buyers, here is an exceptional opportunity to purchase a unique blend of productive farmland and pastureland in O'Brien County. The farmland has exceptional soils with a strong CSR2 rating; the pastureland offers an opportunity to purchase hard-to-find pastureland. We look forward to seeing you at the auction.

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

Terms: 10% down day of sale. Balance due at closing on or before July 30, 2025. Buyer to receive the second half of the 2025 cash rent. Real estate taxes prorated to June 30, 2025. All final bids subject to seller approval.

Monica Oggero & The Estate of Marjorie Kay Brehmer, Owners

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

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.