

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, June 17, 2025 at 10:00 a.m.

242.51 Acres - Selling in 2 Tracts Osceola County, Iowa

Sale Location: Harris Community Center, 100 Main Street South, Harris, IA

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

Farm Location: 1 mile south of Harris on M20, ¼ mile east on Highway 9, 1 mile south on M20 and ½ mile east on I60th Street.

Tract 1 • 123.80 Surveyed Acres • Allison Township • Osceola County, IA

Legal Description: Parcel C in the Northeast Quarter (NE¼) of Section Eleven (11), Township Ninety-nine (99) North, Range Thirty-nine (39) West of the 5th P.M., Osceola County, IA. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 84.8

Surety/AgriData Avg. CSRI: 68

Primary Soils: Clarion, Nicollet & Clarion-Storden

Real Estate Taxes: \$3,659 est.



FSA Information is combined for Tracts 1 & 2

Cropland Acres: 235.82 including 7.4 CRP Acres
Corn Base: 109 Acres PLC Yield: 157
Soybean Base: 119.40 Acres PLC Yield: 41

CRP Acres: 7.4
Annual CRP Payment: \$1,621 (\$219/Acre)
Contract Expiration: 9/30/2029

For more information contact Zach Anderson • 712-298-1606

Terms: 10% down day of sale. Balance due at closing on or before July 29, 2025. Buyers to receive second and third cash rent payments. Real estate taxes prorated to June 30, 2025. All final bids subject to seller approval.

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

Attorney: Paul Kippley • Austin Kippley PLC • Rock Rapids, 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

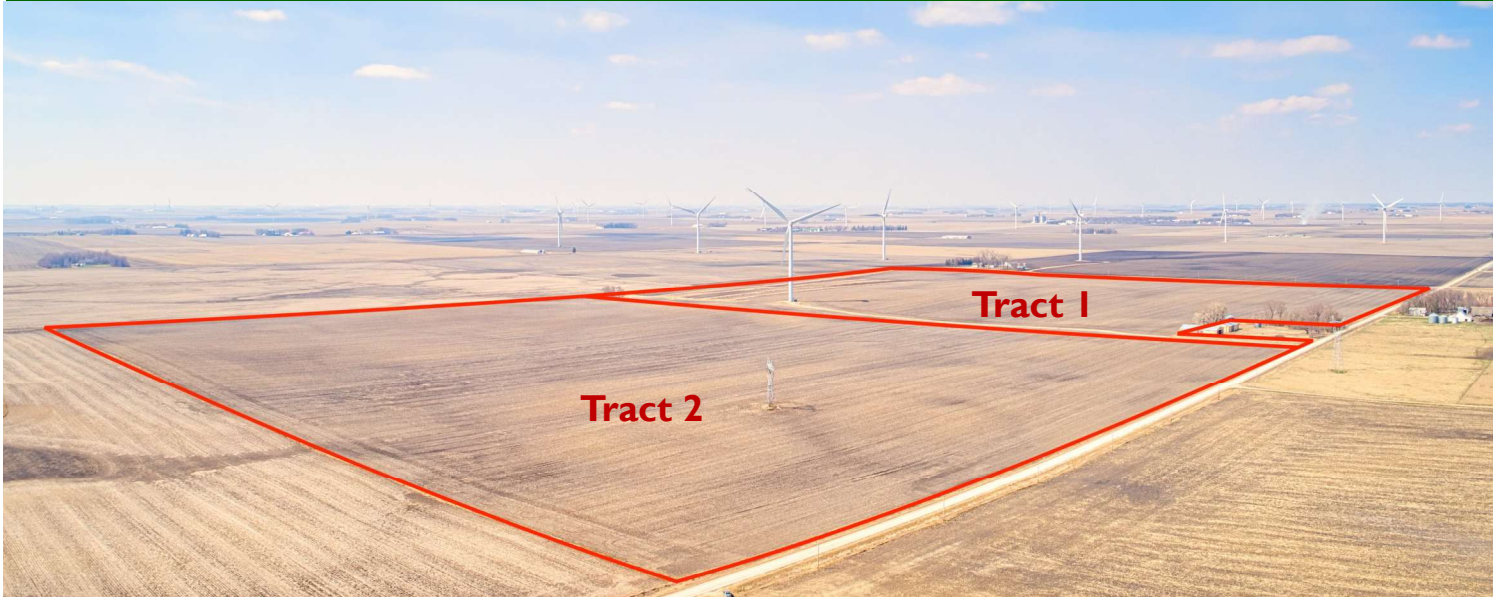
www.midwestlandmanagement.com

& 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 17, 2025 at 10:00 a.m.



Tract 2 • 118.71 Acres • Allison Township • Osceola County, IA

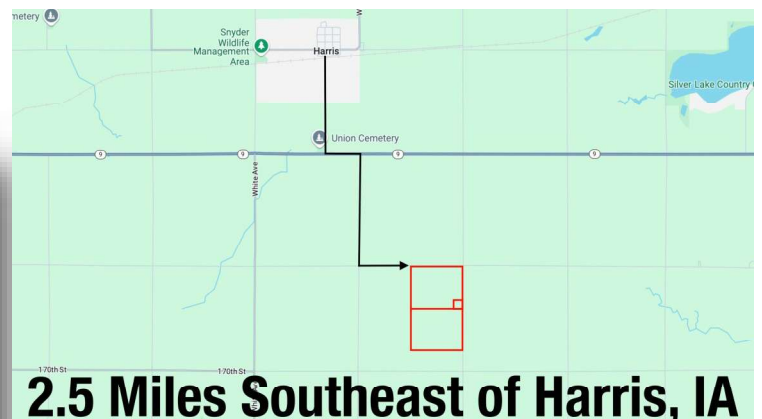
Tract 2 Legal Description: Parcel B in the East Half (E½) of Section Eleven (11), Township Ninety-nine (99) North, Range Thirty-nine (39) West of the 5th P.M., Osceola County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 84.9

Surety/AgriData Avg. CSRI: 69

Primary Soils: Clarion, Waldorf & Nicollet

Real Estate Taxes: \$3,567 est.



For more information contact Zach Anderson • 712-298-1606

Auctioneer's Note: If you're looking for top-quality farmland in Northwest Iowa, you'll want to take a serious look at this 242.51-acre property in Osceola County. Located just south of Harris, this land offers outstanding productivity with strong CSR2 ratings - 84.8 on Tract 1 and 84.9 on Tract 2. Altogether, there are 235.82 cropland acres, including 7.4 acres enrolled in CRP through 2029, bringing in \$1,621 annually. With the primary soils consisting of Clarion, Nicollet, and Webster, this is a high-quality farm. The farm will be offered in two tracts on June 17, 2025, at 10:00 AM at the Harris Community Center. It's a great opportunity whether you're expanding your operation or looking for a solid land investment in a proven area. If you have questions or want more details, feel free to reach out!

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