

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, July 10, 2025 at 10:00 AM

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

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

Property Location: 2 miles west of Hartley, Iowa on Highway 18 and 1½ miles south on Tyler Avenue.

Legal Description: The Southeast Quarter (SE¼) of Section Two (2), Township Ninety-six (96) North, Range Forty (40) West of the 5th PM, O'Brien County, Iowa except Parcels A, G and F.

Surety/AgriData Avg. CSR2: 93.1

Surety/AgriData Avg. CSRI: 73.6

Primary Soils: Primghar, Sac, Galva & Marcus

Real Estate Taxes: \$5,014

FSA Information

Cropland: 143.17 acres including 7.15 CRP Acres

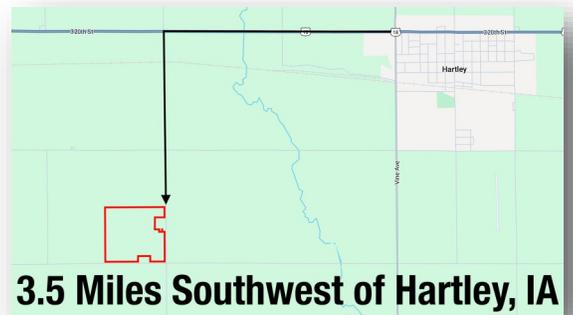
Corn Base: 72.71 acres PLC Yield: 181

Soybean Base: 58.13 acres PLC Yield: 49

CRP: 7.15 Acres

Annual Payment: \$2,145 (\$300/acre)

Contract Expiration Date: 9/30/2032



3.5 Miles Southwest of Hartley, IA

Auctioneer's Note: The Holland farm offers an excellent opportunity to purchase a farm with great soils and great fertility. With a history of swine manure applications, this farm has high yield potential. Located just two miles from a corn ethanol plant, it also has access to great grain markets. Don't miss this opportunity to own a high-yield potential O'Brien County farm on July 10th.

For more information call Shane Brant • 712-301-4664.

Terms: 10% down day of sale. Balance due at closing on or before September 5, 2025. Farm will be sold with lease in place. Sellers to retain all 2025 cash rent payments. Taxes prorated to December 31, 2025. All final bids subject to seller approval.

Almeda Holland, Tony Holland, Becky Yahnke & Kathy Behrens, Owners

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

Attorney: Edman, Edmundson & Odgren, LTD • Fairmont, MN

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

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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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