

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, November 11, 2025 at 10:00 a.m.

**308.14 Acres  
Selling in 4 Tracts**



**Sale Location:** Grand Meadow Community Center, 6306 D Avenue, Washta, Iowa

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

**Tract 1 - 80.24 Surveyed Acres • Grand Meadow Township • Cherokee County, IA**

**Tract 1 Legal Description:** The West Half of the Southwest Quarter (W $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Eleven (11), Township Ninety (90) North, Range Forty-two (42) West of the 5th P.M., Cherokee County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 89.2

**Surety/AgriData Avg. CSRI:** 67.7

**Primary Soils:** Galva, Colo, Afton & Colo-Judson

**Real Estate Taxes:** \$2,564



**FSA Information for Tract 1 & 2  
is combined with adjoining tract**

Cropland Acres: 156.07 ac.

Corn Base: 116.2 ac.    Corn PLC Yield: 171

Soybean Base: 33 ac.    Soybean PLC Yield: 53

**For more information contact Ben Hollesen • 712-253-5779**

**Auctioneer's Notes:** Cherokee County land buyers, make sure to mark your calendars. This auction features 4 parcels of productive farmland with excellent soils. The farms have been very well farmed and maintained. Take a drive by these farms and check them out. The farms will be surveyed prior to the auction and sold on the surveyed acres. We look forward to seeing you at the auction on November 11th at the Grand Meadow Community Event Center.

**Beulah D. Bryant Revocable Trust Dated July 26, 2016, Owner**

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

**Attorney:** Lisa Steffen • 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**

**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.

# Land Auction

Tuesday, November 11, 2025 at 10:00 a.m.

## Tract 2 • 67.91 Surveyed Acres • Grand Meadow Township • Cherokee County, IA

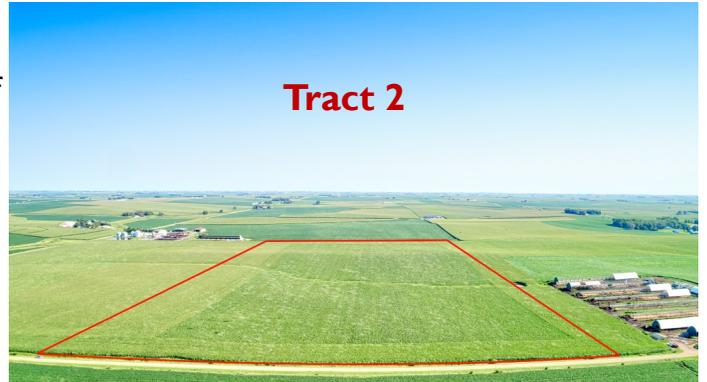
**Tract 2 Legal:** Parcel C in the East Half of the Southwest Quarter (E½ SW¼) of Section Eleven (11), Township Ninety (90) North, Range Forty-two (42) West of the 5th P.M., Cherokee County, IA. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 88.3

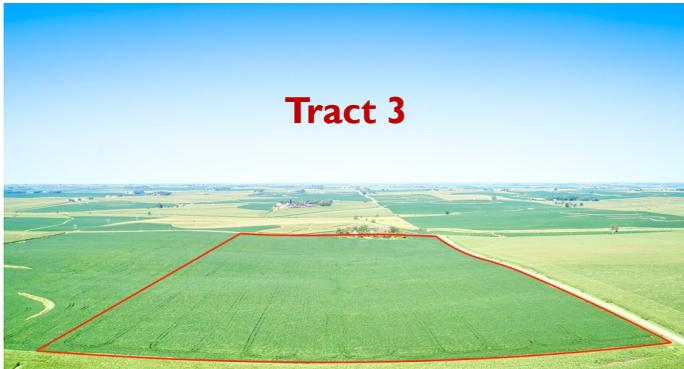
**Surety/AgriData Avg. CSRI:** 65.5

**Primary Soils:** Galva, Afton, Primghar & Marcus

**Real Estate Taxes:** \$2,210 est.



## Tract 3 • 80.01 Surveyed Acres • Grand Meadow Township • Cherokee County, IA



**Tract 3 Legal Description:** The North Half of the Northwest Quarter (N½ NW¼) of Section Fourteen (14), Township Ninety (90) North, Range Forty-two (42) West of the 5th P.M., Cherokee County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 85.9

**Surety/AgriData Avg. CSRI:** 58.7

**Soils:** Galva and Colo-Judson

**Real Estate Taxes:** \$2,886

## Tract 4 • 79.98 Surveyed Acres • Grand Meadow Township • Cherokee County, IA

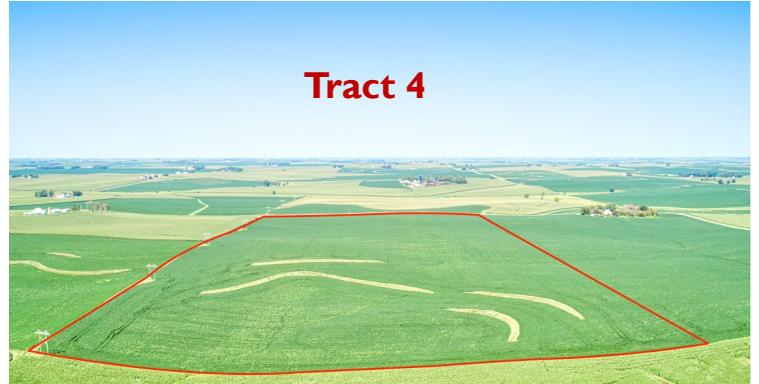
**Tract 4 Legal Description:** The South Half of the Northwest Quarter (S½ NW¼) of Section Fourteen (14), Township Ninety (90) North, Range Forty-two (42) West of the 5th P.M., Cherokee County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 85.8

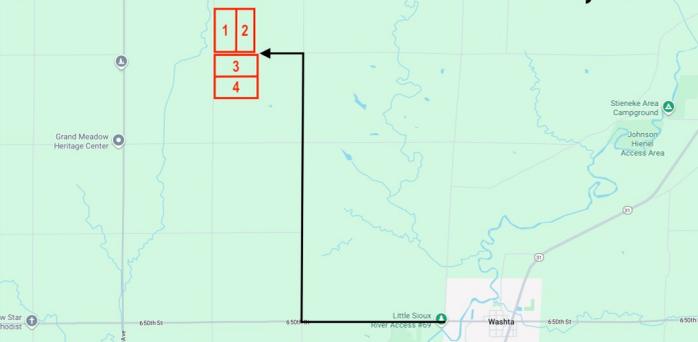
**Surety/AgriData Avg. CSRI:** 60.4

**Soils:** Galva & Colo-Judson

**Real Estate Taxes:** \$2,526



## 5.5 Miles Northwest of Washta, Iowa



### FSA Information for Tracts 3 & 4 combined

Cropland Acres: 152.10 ac.

Corn Base: 112.10 ac.    Corn PLC Yield: 171

Soybean Base: 31.50 ac.    Soybean PLC Yield: 53

**Terms:** 10% down day of sale. Balance due at closing on or before January 7, 2026. Farm to be sold with an open lease for 2026. Acreage is being sold "As Is". Buyer of Tract 3 responsible to update the septic system. Real estate taxes to be prorated to December 31, 2025. All final bids subject to seller approval.

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