Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, November 7, 2025 at 10:00 AM

Sale Location: AgState Meeting Room, 30 E Main Street, Albert City, Iowa

Property Location: 3 miles west of Albert City on C29, 1 mile south on 200th Ave. & 1/2 mile west on 520th St.

Legal Description: The Fractional South Half of the Fractional Southwest Quarter (Fr. S½ Fr. SW¼) of Section Nineteen (19), Township Ninety-two (92) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa.

Surety/AgriData Avg. CSR2: 85
Surety/AgriData Avg. CSR1: 75.6
Primary Soils: Canisteo, Clarion & Nicollet
Annual Real Estate Taxes: $2,908

FSA Information

Cropland: 89 acres
Corn Base: 57.30 acres PLC Yield: 166
Soybean Base: 30.42 acres PLC Yield: 45

Auctioneer's Note: Buena Vista County land buyers, you won't want to miss this excellent opportunity to purchase this productive tract of farmland at public auction. The Loving farm has been very well farmed and maintained and would make for an excellent long term investment in Iowa farmland. Please contact Ben Hollesen at 712-253-5779 for more information; we look forward to seeing you at the auction on November 7th in Albert City.

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

Terms: 10% down day of sale. Balance due at closing on or before December 10, 2025. Farm to be sold with an open lease for 2026. Real estate taxes to be prorated to December 31, 2025. All final bids are subject to seller approval.

Charles B. Loving, Owner

Auctioneers: Ben Hollesen 712-253-5779 • Clinton Jones 712-363-3522
Attorney: Edean Murray • Murray & Murray, P.L.C. • Storm Lake, Iowa

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MIDWEST LAND & REAL ESTATE, INC 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.