

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, November 5, 2025 at 10:00 AM

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



Sale Location: Primghar Community Building, 215 1st Street SE, Primghar, Iowa

Property Location: 5 miles east of Primghar, Iowa on 390th Street and 1 mile north on Van Buren Street.

Legal Description: The South Half of the Southeast Quarter (S¹/₂ SE¹/₄) of Section Twenty-five (25), Township Ninety-six (96) North, Range Forty (40) West of the 5th P.M., O'Brien County, Iowa. Exact legal to be taken from the abstract.

Surety/AgriData Avg. CSR2: 96.2

Surety/AgriData Avg. CSRI: 77.1

Primary Soils: Primghar, Marcus, Ransom & Galva

Annual Real Estate Taxes: \$2,804

FSA Information

Cropland: 77.12 acres

Corn Base: 38.56 acres PLC Yield: 173

Soybean Base: 38.56 acres PLC Yield: 48



Auctioneer's Note: Land buyers, don't miss this opportunity to bid your price on a very highly productive tract of O'Brien County farmland in the Primghar-Hartley area. The Flick farm offers top-quality soils, which have been made even more productive by significant drainage improvements, including the installation of a pattern tile system on most of the farm at 80-foot spacings. This farm also has a long history of receiving swine manure to boost fertility. If you are looking to purchase some of the best land Iowa has to offer, you won't want to miss this auction. We look forward to seeing you at 10:00 AM in Primghar on November 5th!

For more information call Travis Johnson • 712-330-5345

Terms: 10% down day of sale. Balance due at closing on or before December 12, 2025. Farm to be sold with no lease in place for 2026. Real estate taxes to be prorated to December 31, 2025. All final bids subject to seller approval.

Jill Purdy, Owner

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

Attorney: Dennis Cmelik • Cmelik Law Office • Hartley, Iowa

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