

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, November 21, 2025 at 10:00 AM

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



Sale Location: Crossroads Pavilion Event Center, 301 34th Avenue, Sheldon, Iowa

Property Location: 3.5 miles east of Sheldon, Iowa on Highway 18 and 1 mile south on Oriole Avenue

Legal Description: The Northeast Quarter (NE¼) of Section One (1), Township Ninety-six (96) North, Range Forty-two (42) West of the 5th P.M., O'Brien County, Iowa Except Parcels D, E & F.

Surety/AgriData Avg. CSR2: 84.3

Surety/AgriData Avg. CSRI: 66.6

Primary Soils: Galva, Colo, Calco, Sac & Spillco

Annual Real Estate Taxes: \$1,746

FSA Information

Cropland: 49.20 acres

Corn Base: 28.8 acres PLC Yield: 179

Soybean Base: 19.66 acres PLC Yield: 51



Auctioneer's Note: Attention O'Brien County landowners! What an excellent opportunity to purchase a hard-to-find, smaller track of productive farmland at public auction. The Zylstra farm has been very well farmed and managed for years and would make an excellent addition to your farming operation or good long-term, solid investment in Iowa farmland. We look forward to seeing you at the auction!

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

Terms: 10% down day of sale. Balance due at closing on or before December 23, 2025. Real estate taxes prorated to December 31, 2025. Farm to be sold with an open lease for 2026. All final bids are subject to seller approval.

Andrew J. Zylstra Estate, Owner

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

Attorney: Thor Klinker • Smith, Grigg, Shea & Klinker Attorneys at Law • Sheldon, Iowa

Midwest Land Management and Real Estate, Inc.

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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.