

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, December 2, 2025 at 10:00 AM

80 Acres m/l Pocahontas County, IA



Sale Location: Knights of Columbus Hall, 105 N Main Street, Fonda, Iowa

Legal Description: The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-one (21), Township Ninety (90) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa. Exact legal to be taken from abstract.

Surety/AgriData Avg. CSR2: 80.3

Surety/AgriData Avg. CSRI: 72.6

Primary Soils: Canisteo, Clarion, Okoboji, Webster

Annual Real Estate Taxes: \$2,970

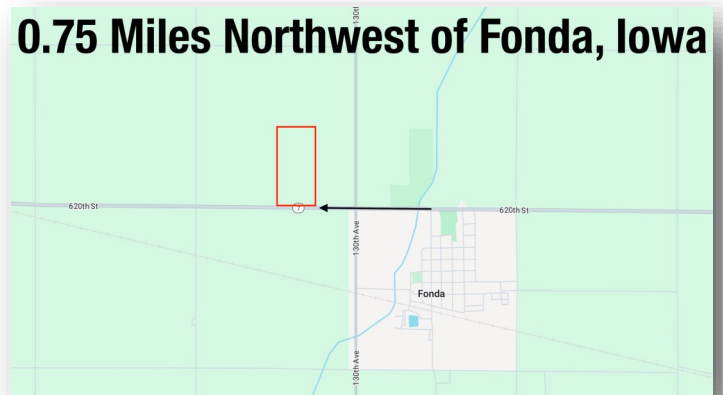
FSA Information

Cropland: 79.52 acres

Corn Base: 51.90 acres PLC Yield: 150

Soybean Base: 27.60 acres PLC Yield: 43

0.75 Miles Northwest of Fonda, Iowa



Auctioneer's Note: If you're looking for a quality piece of Iowa farmland, this 80-acre tract just west of Fonda in Pocahontas County is worth your attention; it features an average CSR2 of 80.3 with strong soils like Canisteo, Clarion, Okoboji, Webster and Nicollet. It will be sold at public auction on December 2, 2025 at 10:00 AM at the Knights of Columbus Hall in Fonda — terms are 10% down day of sale, balance due by January 15, 2026, and the seller retains 2025 rental income. For more info you can reach out to Zach Anderson at Midwest Land Management.

For more information call Zach Anderson • 712-298-1606

Terms: 10% down day of sale. Balance due at closing on or before January 15, 2026. Seller to retain all 2025 rental income. Taxes prorated to December 31, 2025. Final bids are subject to seller approval.

Carey Associates LP, Owner

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

Attorney: Tom Houser • Dentons Davis Brown PC • Des Moines, IA

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

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www.midwestlandmanagement.com

& REAL ESTATE, INC
MIDWEST LAND
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.