

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, December 3, 2025 at 10:00 a.m.

## 115 Acres m/l - Selling in 2 Tracts Cherokee County, IA

**Sale Location:** Cherokee Community Center, 530 W Bluff Street, Cherokee, Iowa

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

### Tract 1 • 75 Acres m/l • Cedar Township • Cherokee County, Iowa

**Tract 1 Legal Description:** The South Half of the Northwest Quarter (S $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Twenty-two (22), Township Ninety-three (93) North, Range Forty (40) West of the 5th P.M., Cherokee County, Iowa except parcel in the Northwest corner. Exact legal to be taken from abstract.

**Surety/AgriData Avg. CSR2:** 93.8

**Surety/AgriData Avg. CSRI:** 70.8

**Primary Soils:** Galva, Primghar, Sac, Marcus

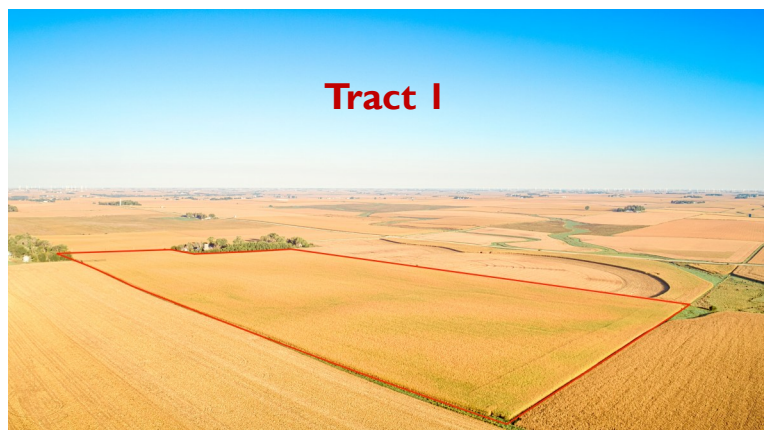
**Real Estate Taxes:** \$2,532

#### FSA Information for Tract 1

Cropland Acres: 73.12 acres

Corn Base: 59.15 acres      PLC Yield: 161

Soybean Base: 7.45 acres      PLC Yield: 50



**For more information contact Travis Johnson • 712-330-5345**

**Terms:** 10% down day of sale. Balance due at closing on or before January 14, 2026. Farm has no lease in place for 2026. Real Estate taxes to be prorated to December 31, 2025. All final bids are subject to seller approval.

**Tract 1 Owner • Ludvigson Land & Cattle Co.**

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

**Attorney:** Mick Connealy • Crary Huff Law Firm • Sioux City, 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**

**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.



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Wednesday, December 3, 2025 at 10:00 a.m.

## 115 Acres m/l - Selling in 2 Tracts Cherokee County, IA



### Tract 2 • 40 Acres m/l • Cedar Township • Cherokee County, IA

**Tract 2 Legal Description:** The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section Twenty-one (21), Township Ninety-three (93) North, Range Forty (40) West of the 5th P.M., Cherokee County, Iowa.

**Surety/AgriData Avg. CSR2:** 94

**Surety/AgriData Avg. CSRI:** 72.4

**Primary Soils:** Galva, Marcus, Sac, Primghar

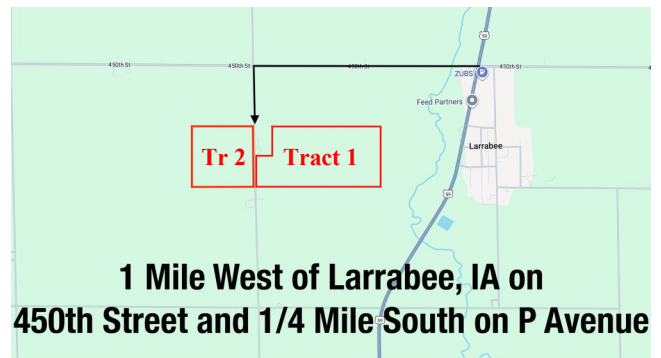
**Real Estate Taxes:** \$1,304

#### FSA Information for Tract 2

Cropland Acres: 38.76 acres

Corn Base: 31.35 acres    PLC Yield: 161

Soybean Base: 3.95 acres    PLC Yield: 50



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

**Auctioneer's Note:** Land buyers, don't miss this opportunity to bid your price and take your choice of either or both tracts of highly productive Cherokee County farmland located just west of Larrabee. The Peterson farm is a 40 acre affordably sized tract on the west side of P Avenue with top quality soils and an impressive 94 CSR2 rating. The Ludvigson farm is a 75 acre modestly sized tract on the east side of P Avenue also with top quality soils and an equally impressive 93.8 CSR2 rating. If you are looking for highly tillable, top-quality land, you won't want to miss this auction!

### Tract 2 Owner • Rick and June Peterson Living Trust & The Four J's Family Limited Partnership

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

**Attorney:** Mike Murphy • Murphy, Collins & McGill, PLC • LeMars, 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**

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