

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, December 17, 2025 at 10:00 a.m.

157.16 Acres - Selling in 2 Tracts
Cherokee County, IA



Sale Location: Cleghorn Community Center, 102 W Grace, Cleghorn, Iowa

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

Tract 1 • 76.99 Surveyed Acres • Sheridan Township • Cherokee County, IA

Tract 1 Legal Description: The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty-eight (28), Township Ninety-two (92) North, Range Forty-one (41) West of the 5th P.M., Cherokee, Iowa except a parcel of land in the Northeast Quarter of the Northeast Quarter containing 3.93 acres m/l. Exact legal to be taken from survey.



Surety/AgriData Avg. CSR2: 94.8

Surety/AgriData Avg. CSRI: 73.3

Primary Soils: Galva, Marcus & Primghar

Real Estate Taxes: \$2,602

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

Terms: 10% down day of sale. Balance due at closing on or before January 20, 2026. Farm to be sold with no lease in place for 2026. All final bids subject to seller approval. Real estate taxes prorated to December 31, 2025.

Ludvigson Land & Cattle, Owner

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

Attorney: Mick Connealy • Crary Huff Attorneys at Law • 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

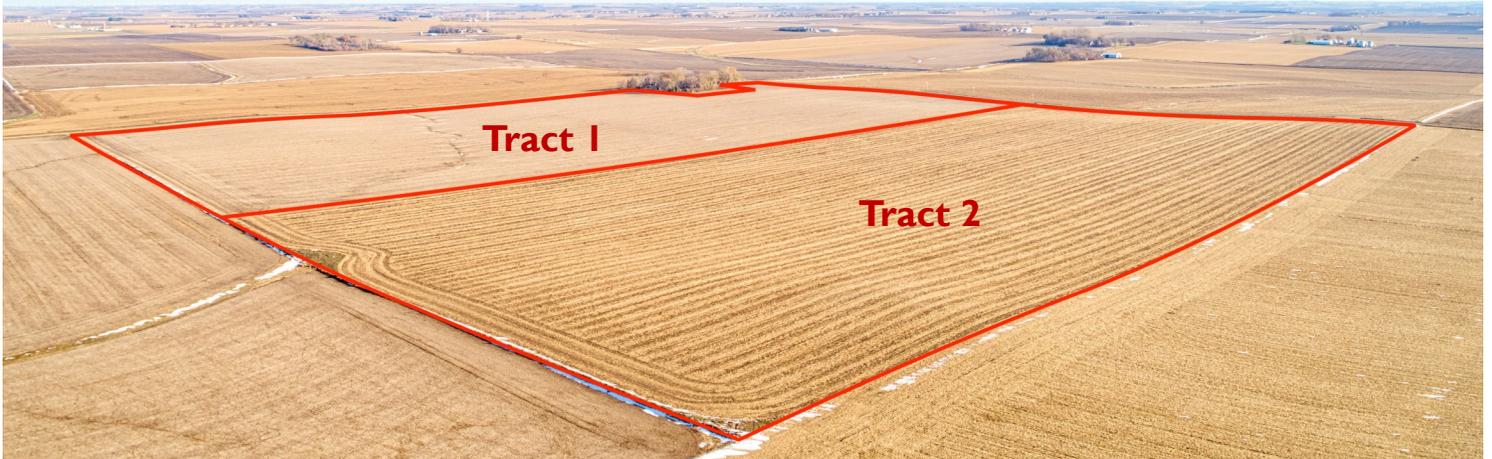
& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

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.

Land Auction

Wednesday, December 17, 2025 at 10:00 a.m.

157.16 Acres - Selling in 2 Tracts Cherokee County, IA



Tract 2 • 80.17 Surveyed Acres • Sheridan Township • Cherokee County, IA

Tract 2 Legal Description: The South Half of the the Northeast Quarter (S¹/₂ NE¹/₄) of Section Twenty-eight (28), Township Ninety-two (92) North, Range Forty-one (41) West of the 5th P.M., Cherokee, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 93.5

Surety/AgriData Avg. CSRI: 71.9

Primary Soils: Galva, Marcus, Primghar & Colo

Real Estate Taxes: \$2,802



4.5 Miles Southeast of Cleghorn, Iowa

FSA Information for Tracts 1 & 2 Combined

Cropland Acres: 154.49 acres

Corn Base: 77.50 acres PLC Yield: 193

Soybean Base: 76.99 acres PLC Yield: 53

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

Auctioneer's Note: Land buyers, don't miss this opportunity to bid your price on some of Iowa's best farmland! The Ludvigson farm boasts an outstanding average CSR2 of 94.2 across the whole farm, with reputation soils well known for productivity. The farm will be surveyed prior to the sale, allowing bidders the choice of either or both of these highly productive tracts located southeast of Cleghorn. If you are looking for highly tillable, top-quality land, you won't want to miss this auction! We look forward to seeing you at 10:00 AM in Cleghorn on December 17th.

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