

LAND AUCTION

Wednesday, January 28, 2026 at 10:00 AM

147.08 Surveyed Acres Webster County, IA



Sale Location: Callender Community Center, 505 Thomas Street, Callender, Iowa

Property Location: 1/2 mile east of Callender, Iowa on 295th Street, 1/2 mile north on Garfield Avenue, 5 miles east on 290th Street and 2 miles north on Highway 169.

Legal Description: Part of the Southwest Quarter (Pt. SW¹/₄) of Section Twenty-five (25), Township Eighty-Eight (88) North, Range Twenty-nine (29) West of the 5th P.M., Webster County, Iowa.

Surety/AgriData Avg. CSR2: 86.1

Surety/AgriData Avg. CSRI: 81.6

Primary Soils: Webster, Clarion, Canisteo

Annual Real Estate Taxes: \$5,032 est.

FSA Information

Cropland: 142.56 acres including 11.52 CRP acres

Corn Base: 81 acres PLC Yield: 154

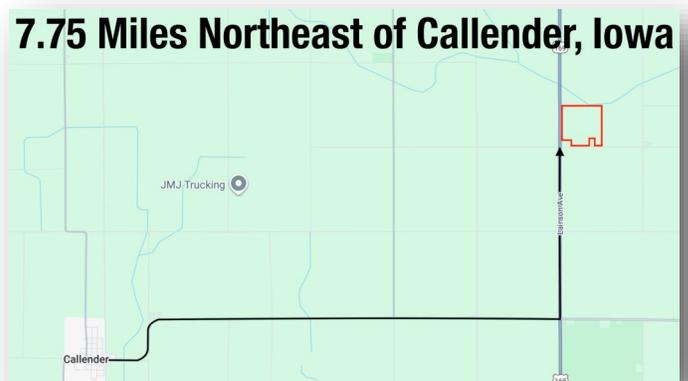
Soybean Base: 50.04 acres PLC Yield: 41

CRP Acres: 11.52 acres

Annual CRP Payment: \$2,500 (\$217/acre)

Contact expiration: 9/30/2029

7.75 Miles Northeast of Callender, Iowa



Auctioneer's Note: Attention Webster County land buyers, here is an excellent opportunity to purchase a hard-to-find, highly tillable farm. The Pliner farm has excellent soils with a CSR2 rating of 86.1. This farm would make an excellent long-term investment. Make plans to attend the auction on January 28th in Callender, Iowa. The farm will be surveyed prior to the auction and sold based on the surveyed acres.

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

Terms: 10% down day of sale. Balance due at closing on or before February 24, 2026. Farm to have an open lease for 2026. Real estate taxes to be prorated to December 31, 2025. All final bids are subject to seller approval.

Kent and Doreen Pliner, Owners

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

Attorney: Colin Hendricks • Hendricks Law Office • Fort Dodge, Iowa

Midwest Land Management and Real Estate, Inc.

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

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