

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, February 18, 2026 at 10:00 AM

## 120 Acres m/l Story County, IA



**Sale Location:** Gilbert Franklin Community Room, 105 SE 2nd Street, Gilbert, Iowa

**Legal Description:** The East Half of the Northwest Quarter (E½ NW¼) and the Northeast Quarter of the Southwest Quarter (NE¼ SW¼) all in Section Nineteen (19), Township Eighty-four (84) North, Range Twenty-three (23) West of the 5th P.M., Story County, Iowa.

**Surety/AgriData Avg. CSR2:** 82.9

**Surety/AgriData Avg. CSRI:** 80.8

**Primary Soils:** Webster, Clarion, Harps & Nicollet

**Annual Real Estate Taxes:** \$3,980

### FSA Information

Cropland: 116.35 acres including 21 CRP acres

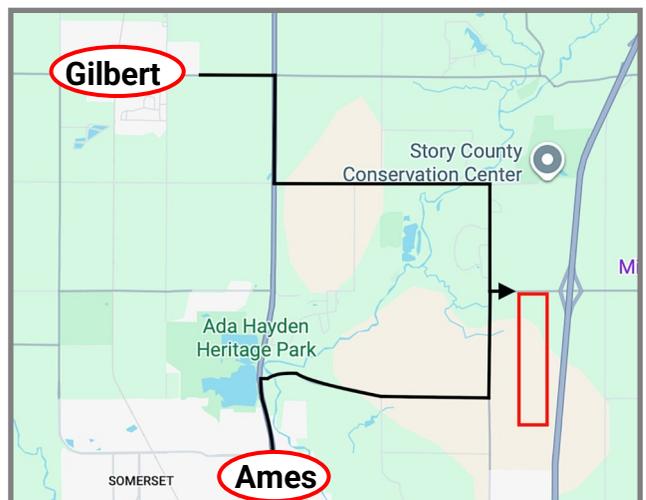
Corn Base: 56.70 acres      PLC Yield: 166

Soybean Base: 38.64 acres      PLC Yield: 43

CRP Acres: 21 acres

Annual CRP Payment: \$7,170 (\$341.43/acre)

Contact expiration: 9/30/2026



**For more information call Ben Hollesen • 712-253-5779,  
Randy Pryor • 712-644-7610 or Keith Brockmeyer • 712-330-5155**

**Note:** Land buyers, what an excellent opportunity to purchase a hard-to-find, highly tillable farm in Story County. The Koos farm features excellent soils and a great location just north and east of Ames, Iowa on County blacktop E29 off Exit 116 of I-35. We look forward to seeing you in Gilbert, Iowa for this land purchasing opportunity.

**Terms:** 10% down day of sale. Balance due at closing on or before March 26, 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.

**Betty J. Koos, Owner**

**Auctioneers:** Ben Hollesen 712-253-5779 • Clinton Jones 712-363-3522 • Randy Pryor 712-644-7610

**Attorney:** Jake Thompson • Thompson Law Firm, PLC • Rockwell City, IA



428 Walker St, Woodbine, IA

& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT

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1710 Lincoln Ave, Spirit Lake, IA

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.