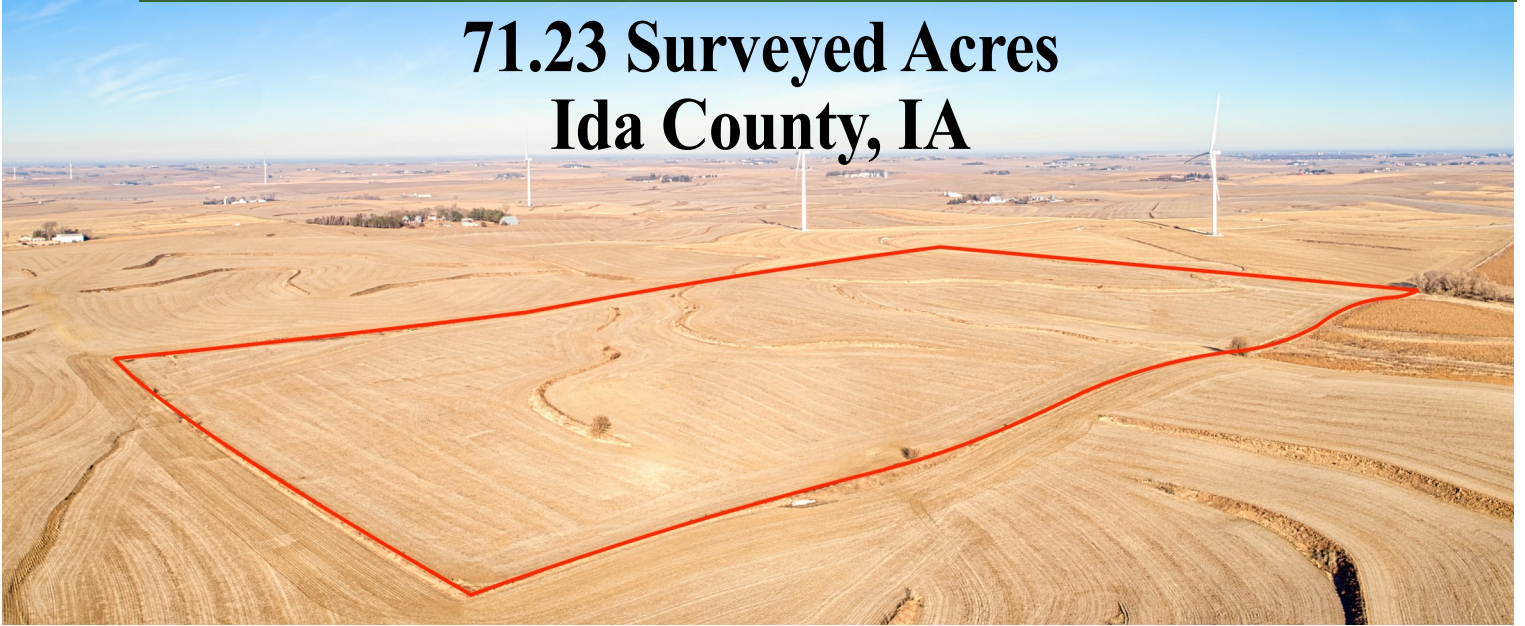


Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, March 24, 2026 at 10:00 AM

**71.23 Surveyed Acres  
Ida County, IA**



**Sale Location:** Cobblestone Inn, 2011 Indorf Avenue, Holstein, Iowa

**Property Location:** 1.5 miles east of Holstein, Iowa on Highway 20 and 4.7 miles south on Highway 59.

**Legal Description:** Part of the Southwest Quarter of the Northeast Quarter (SW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>) & the Northwest Quarter of the Southeast Quarter (NW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>), Section Twenty-eight (28), Township Eighty-eight (88) North, Range Forty (40) West of the 5th P.M., in Ida County, IA except the N 9 acres. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 72.5

**Surety/AgriData Avg. CSRI:** 53.8

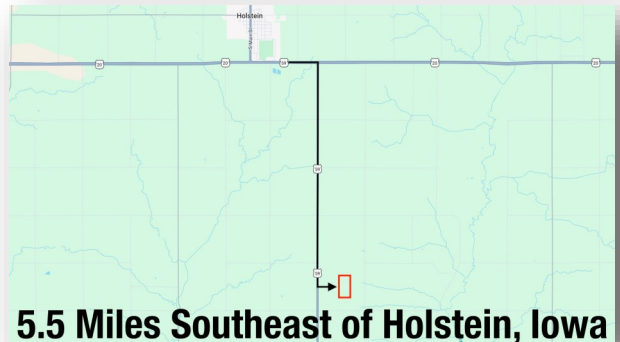
**Primary Soils:** Galva & Colo-Judson

**Annual Real Estate Taxes:** \$2,275 est.

**FSA Information is combined  
with 9 acres to the north**

Cropland: 80.30 acres

Corn Base: 80 acres      PLC Yield: 163



**5.5 Miles Southeast of Holstein, Iowa**

**Auctioneer's Note:** This 71.23 surveyed acre farm in Ida County, Iowa presents a prime opportunity to own high-quality Northwest Iowa farmland in a tightly held area. Located just 1.5 miles east & 5 miles south of Holstein, Iowa, this tract offers strong productivity potential and an outstanding location for both operators and investors. The farm features quality cropland acres with proven regional soil types, making it well-suited for row crop production and long-term income generation. With an open lease for the 2026 crop year, buyers have immediate flexibility to farm it themselves or secure strong cash rent returns. Offered at auction through Midwest Land Management, this property combines productive ground, manageable size, and strategic location — making it an excellent addition to any farming operation or investment portfolio.

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

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

**Elsie C. Dutler Estate, Owner**

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

**Attorney:** Laurel L. Boerner • Boerner & Goldsmith Law Firm • Ida Grove, Iowa

**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](http://www.midwestlandmanagement.com)

**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.