

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, August 20, 2026 at 10:00 AM

83 Acres m/l
Clay County, IA

Cropland &
Recreation
Ground!



Sale Location: On Site - I 900 500th Street, Sioux Rapids, IA

Property Location: 2 miles north of Sioux Rapids, IA on Highway 71 & 2.25 miles west on Highway 10.

Legal Description: The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-four (34) & Parcel I located in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-three (33), both in Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA. Exact legal to be taken from abstract.

Surety/AgriData Avg. CSR2: 91.7

Surety/AgriData Avg. CSRI: 68.2

Cropland Soils: Sac & Moneta

Annual Real Estate Taxes: \$1,102



FSA Information

Cropland Acres: 14.60

Corn Base: 6.10 acres

PLC Yield: 147

Soybean Base: 6.20 acres

PLC Yield: 49

Terms: 10% down day of sale. Balance due at closing on or before September 25, 2026. Seller to retain 100% of the 2026 crop income. Real estate taxes to be prorated to December 31, 2026. All final bids are subject to seller approval.

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

Somers Farms LLC, Owner

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis, LLP • Spencer, 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 • Glenn Baker ~ 712-212-4417

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.

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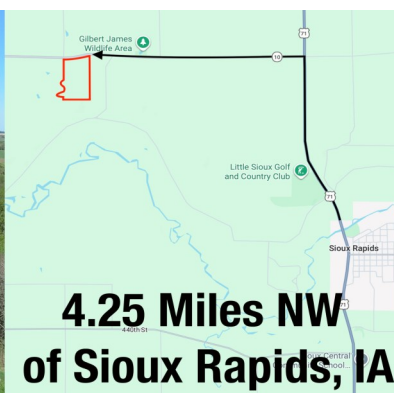


Auctioneer's Note: The Somers Farm presents a truly exceptional opportunity to own one of Northwest Iowa's premier recreational properties. Located in a renowned hunting area, this farm offers an outstanding blend of tillable land, rolling terrain, heavy mature timber, and picturesque oak savanna, creating ideal habitat for trophy whitetail deer and wild turkey.

The property's diverse landscape features mature hardwoods, towering oak trees, thick bedding cover, natural travel corridors, and abundant food sources that consistently attract and hold wildlife. It is the type of farm that serious hunters dream of owning.

This region has earned a reputation for producing some of the finest whitetail genetics in Northwest Iowa. A remarkable 200"+ Boone & Crockett-class buck was harvested in 2025, further demonstrating the exceptional trophy potential this area is known for. Combined with outstanding turkey populations, the Somers Farm offers world-class recreational opportunities year after year.

Whether you're looking for a premier hunting retreat, a long-term investment, or a legacy property to pass down through generations, the Somers Farm is a rare offering that combines natural beauty, exceptional wildlife habitat, and proven trophy-producing history. Don't miss your chance to own this extraordinary property



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