

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, November 11, 2026 at 10:00 AM

153.15 Surveyed Acres Cherokee County, IA



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

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

Tract 1 • 85.23 Acres • Sheridan Township • Cherokee County, IA

Legal Description: Parcel E in the Northwest Quarter (NW¼) of Section Twenty-seven (27), Township Ninety-two (92), Range Forty-one (41) West of the 5th P.M., Cherokee County, Iowa.

Surety/AgriData Avg. CSR2: 88.6

Surety/AgriData Avg. CSRI: 67.9

Primary Soils: Galva, Colo, Primghar, Afton

Annual Real Estate Taxes: \$2,945 est.

FSA Information for Tract 1 & 2 Combined

Tract 1 Cropland: 79.99 acres

Tract 2 Cropland: 65.56 acres

Corn Base: 76 acres

PLC Yield: 166

Soybean Base: 69.46 acres

PLC Yield: 52



For more information call Zach Anderson • 712-298-1606

Auctioneer's Note: 153.15 surveyed acres of high-quality Cherokee County farmland selling at public auction on Wednesday, November 11 at 10:00 AM at the Cleghorn Community Center. The farm will be offered in two tracts with the successful bidder having choice of tracts. Tract 1 consists of 85.23 surveyed acres with 79.99 cropland acres and an average CSR2 of 88.6. Tract 2 consists of 67.92 surveyed acres with 65.56 cropland acres and an average CSR2 of 89.9. Located just southeast of Cleghorn, Iowa, this is a strong opportunity to purchase productive farmland with predominantly Galva, Primghar, Colo, Afton and Everly soils. Closing will be on or before December 15, 2026. Contact Zach Anderson at 712-298-1606 with questions or for additional information.

James H. Cedar & Marla J. Kuettler, Owners

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

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

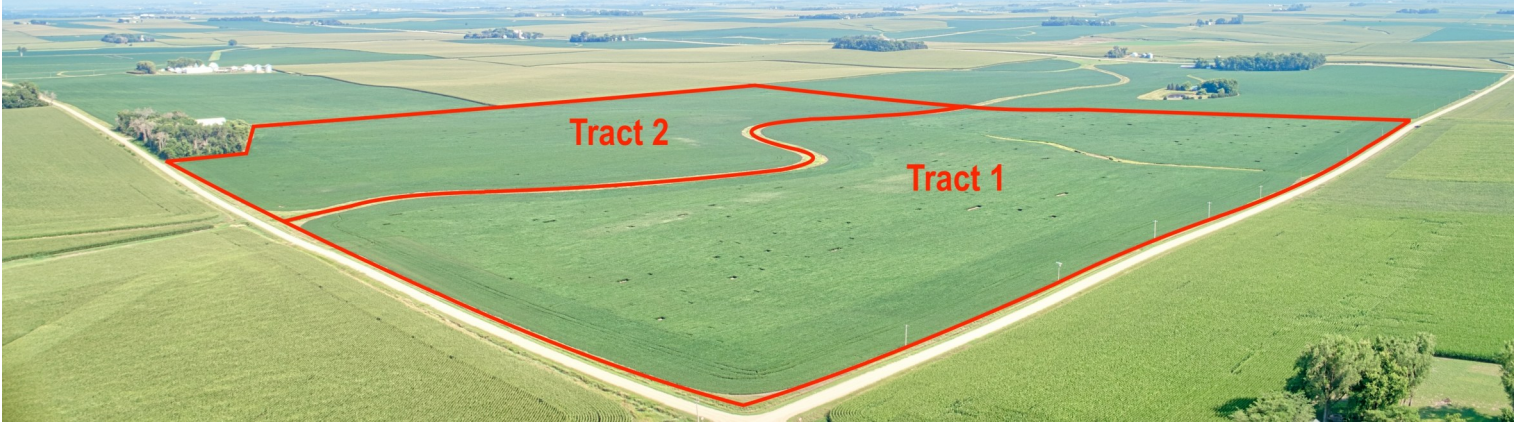
www.midwestlandmanagement.com

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Land Auction

Wednesday, November 11, 2026 at 10:00 AM

153.15 Surveyed Acres
Cherokee County, IA



Tract 2 • 67.92 Acres • Sheridan Township • Cherokee County, IA

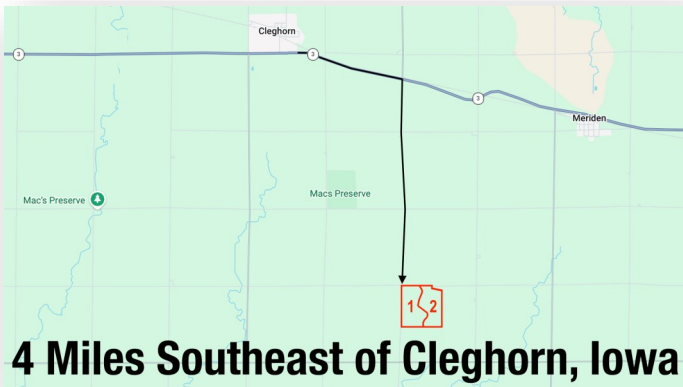
Legal Description: Parcel D in the Northwest Quarter (NW¹/₄) of Section Twenty-seven (27), Township Ninety-two (92), Range Forty-one (41) West of the 5th P.M., Cherokee County, Iowa.

Surety/AgriData Avg. CSR2: 89.9

Surety/AgriData Avg. CSRI: 71.9

Primary Soils: Galva, Colo, Primghar, Afton, Everly

Annual Real Estate Taxes: \$2,350 est.



4 Miles Southeast of Cleghorn, Iowa

FSA Information for Tract 1 & 2 Combined

Tract 1 Cropland: 79.99 acres

Tract 2 Cropland: 65.56 acres

Corn Base: 76 acres

PLC Yield: 166

Soybean Base: 69.46 acres

PLC Yield: 52

For more information call Zach Anderson • 712-298-1606

Terms: 10% down day of sale. Balance due at closing on or before December 15, 2026. Real estate taxes prorated to December 31, 2026. All final bids are subject to seller approval.

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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.