

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 12, 2026 at 10:00 AM

200 Acres m/l Cherokee County, IA



Sale Location: Peterson Community Center, 12 W 2nd Street, Peterson, Iowa

Legal Description: The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) and the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Fourteen (14), Township Ninety-three (93) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa and the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Fifteen (15), Township Ninety-three (93) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa.

Surety/AgriData Cropland Avg. CSR2: 90.8

Surety/AgriData Cropland Avg. CSRI: 66.1

Soils: Galva, Sac, Afton, Storden, Primghar

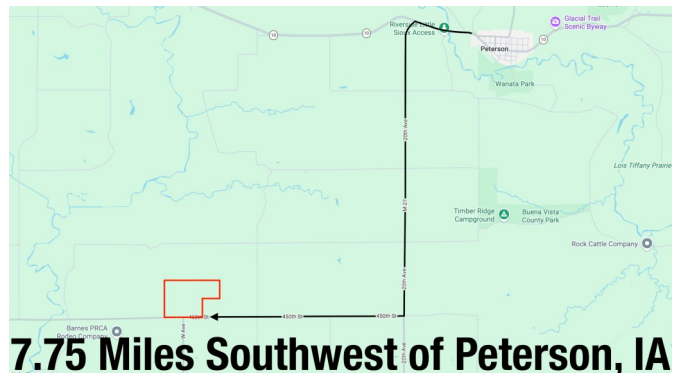
Annual Real Estate Taxes: \$4,998

FSA Information

Cropland: 143.72 acres

Corn Base: 73.30 acres PLC Yield: 124

Soybean Base: 70 acres PLC Yield: 36



7.75 Miles Southwest of Peterson, IA

Auctioneer's Note: Here is an excellent opportunity to purchase a highly productive Cherokee County farm located southwest of Peterson, Iowa. This property offers 143.72 FSA cropland acres carrying an outstanding 90.8 CSR2, with highly regarded Galva, Sac, Primghar, Afton and Storden soils. The farm will be offered with an open lease for the 2027 crop season, giving the successful buyer immediate flexibility for the upcoming crop year. The balance of the farm is grassland and a rustic building site. A quality northwest Iowa land offering that deserves the attention of farmers, investors and landowners!

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

Terms: 10% down day of sale. Balance due at closing on or before December 18, 2026. Real estate taxes prorated to December 31, 2026. Farm to be sold with an open lease for the 2027 crop season. All final bids are subject to owner approval.

**Cheryl Bodenhamer, Karen Collette 2019 Revocable Trust,
Susan Bodenhamer, Lisa Steffen, Renee Boyd & Michelle Jonsson, Owners**

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

Attorney: Lisa Steffen • Cornwall, Avery, Bjornstad & Scott • Spencer, Iowa

Midwest Land Management and Real Estate, Inc.

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

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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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.