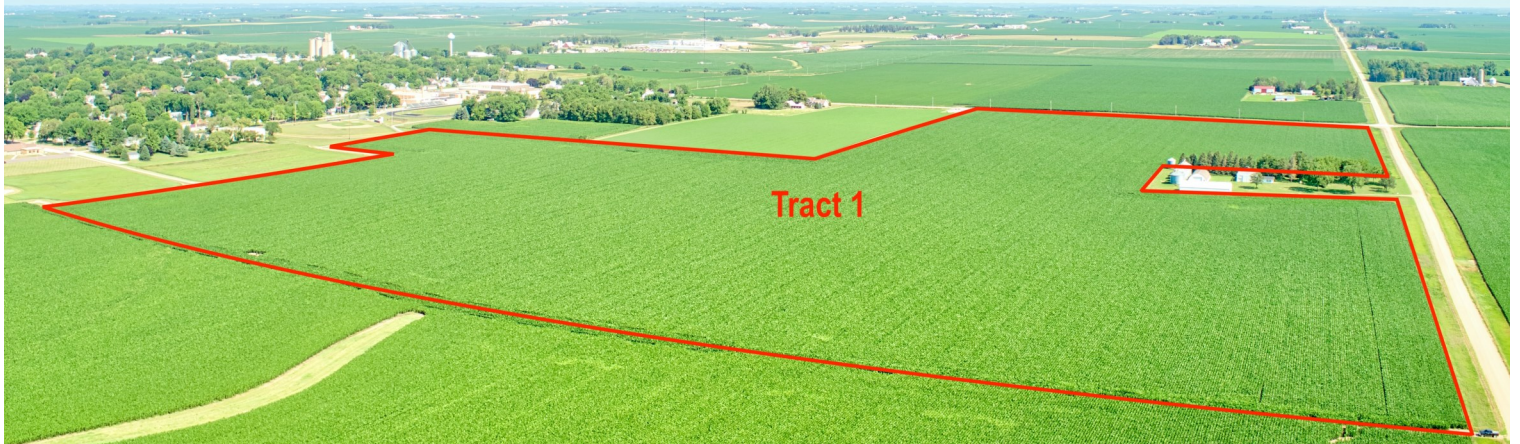


# LAND AUCTION

Thursday, August 25, 2022 at 10:00 a.m.

## 223.35 Surveyed Acres Selling in 3 Tracts



**Sale Location:** Cobblestone Inn, 201 I Indorf Avenue, Holstein, Iowa

**Method of Sale:** Successful bidder will have choice of Tract 1 and/or 2.

Tract 3 will be sold immediately following sale of Tracts 1 & 2.

**Property Location:** Directly east of Holstein, Iowa on Highway 20.

**Tract 1 - 106.2 Acres • Griggs Township, Ida County, IA**

**Tract 1 Legal Description:** The East Half of the Northeast Quarter (E½ NE¼) except the 4.17 acre acreage and Part of the Southwest Quarter of the Northeast Quarter (Pt. SW¼ NE¼) of Section Thirty-five (35), Township Eighty-nine (89) North, Range Forty (40) West of the 5th P.M., Ida County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 95.5

**Surety/AgriData Avg. CSRI:** 76.4

**Soils:** Galva, Primghar, Marcus, Colo-Judson

**Real Estate Taxes:** \$3,306 est.

**FSA Information For Tracts 1 & 2 Combined with Adjoining Tract:**

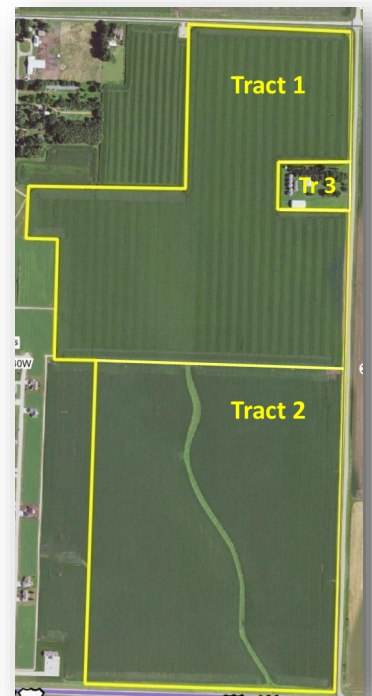
Cropland Acres: 232.42

Corn Base: 174.3 ac.

Soybean Base: 58.1 ac.

Corn PLC Yield: 215

Soybean PLC Yield: 61



**For more information contact Travis Johnson • 712-330-5345**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before December 1, 2022. Real estate taxes prorated to December 31, 2022. Seller to retain 100% of the 2022 cash rent. Possession granted at closing, subject to the tenant's rights of the 2022 cash rent lease. Tract 3 to be sold "as is - where is" with no warranties or guarantees. Buyer for Tract 3 will be responsible for updating the septic system. All final bids are subject to seller approval.

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

**Attorney:** Thaddeus Cosgrove • Cosgrove Law Firm • Holstein, IA

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

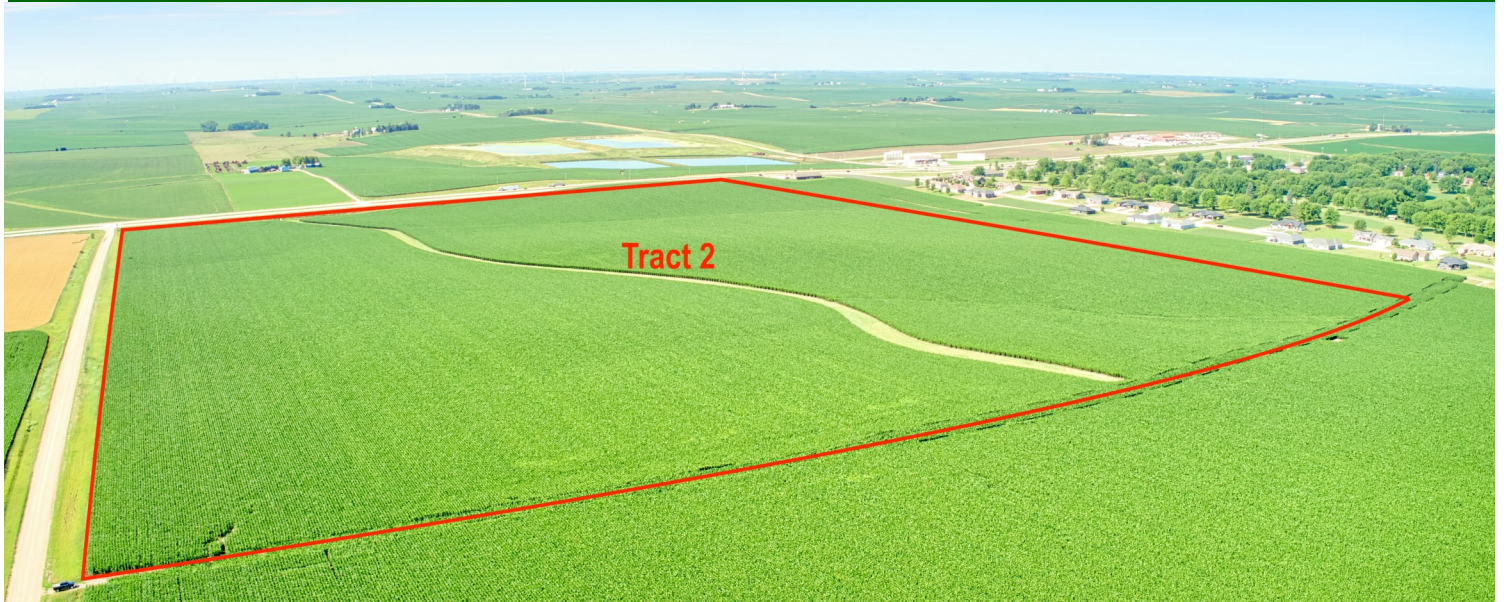
Jerod Olson ~ 712-240-2800 • Chris Clark ~ 712-369-1531

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

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

# Land Auction

Thursday, August 25, 2022 at 10:00 A.M.



## Tract 2 - 112.98 Acres • Griggs Township, Ida County, IA

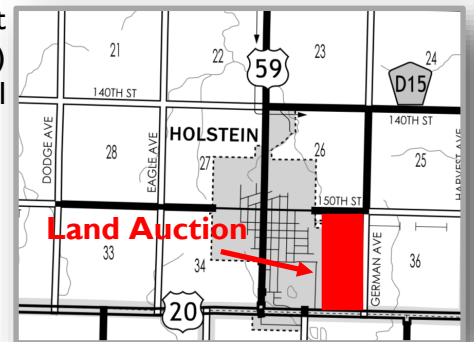
**Tract 2 Legal Description:** The East Three-Quarters of the Southeast Quarter (E<sup>3</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub>) of Section Thirty-five (35), Township Eighty-nine (89) North, Range Forty (40) West of the 5th P.M., Ida County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 88.5

**Surety/AgriData Avg. CSR1:** 66.7

**Soils:** Galva, Colo-Judson, Primghar, Marcus

**Real Estate Taxes:** \$3,256



## Tract 3 - Acreage with Outbuildings & Grain Storage



**Tract 3 Legal Description:** 4.17 acre acreage located in the East Half of the Northeast Quarter of Section Thirty-five (35), Township Eighty-nine (89) North, Range Forty (40) West of the 5th P.M., Ida County, Iowa. Exact legal to be taken from survey.

- 4.17 Acres
- Multiple outbuildings including 54' x 99' Machine Shed and 42' x 63' Machine Shed
- Real Estate Taxes: \$768 est.

**For more information contact Travis Johnson • 712-330-5345**

**Auctioneer's Notes:** Land buyers, don't miss an excellent opportunity to purchase this reputation farm! You can take your choice of either or both high quality amazing tracts of tillable farmland. The Benning farm has been very well managed and operated for many years and is in a very high state of productivity. This farm has an eye popping proven yield history with soil tests revealing optimal residual nutrient values with most of the farm testing in the "High" or "Very High" categories. Also offered on this sale is a hard to find rural acreage just outside of Holstein city limits on German Avenue with easy access to Highway 20 to the south and East 2nd Street to the north. Bidding will be available in person or online on the day of the sale.

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

**Attorney:** Thaddeus Cosgrove • Cosgrove Law Firm • Holstein, IA

**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 • Chris Clark ~ 712-369-1531**

**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.