

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, November 22, 2024 at 10:00 a.m.

**514 Acres m/l
Selling in 4 Tracts**



Sale Location: Lohff-Schumann Community Center, 301 Lohff-Schumann Drive, Holstein, IA

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

Tract 1 - 160 Acres m/l • Battle Township • Ida County, Iowa

Tract 1 Legal Description: The Southeast Quarter (SE¹/₄) of Section Eleven (11), Township Eighty-eight (88) North, Range Forty-one (41) West of the 5th P.M., Ida County, Iowa.

Surety/AgriData Avg. CSR2: 83.1

Surety/AgriData Avg. CSRI: 59.5

Soils: Galva, Colo-Judson & Sac

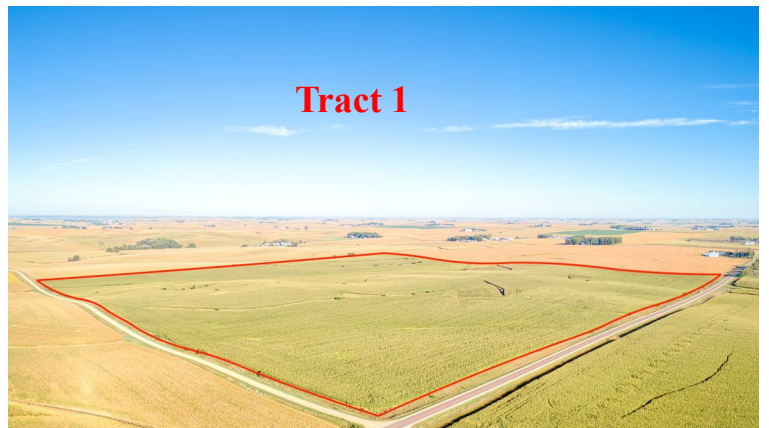
Real Estate Taxes: \$5,388

FSA Information for Tract 1

Cropland Acres: 154.45 ac.

Corn Base: 92.3 ac. Corn PLC Yield: 174

Soybean Base: 51 ac. Soybean PLC Yield: 49



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

Auctioneer's Notes: Attention Ida County land buyers! Here is an excellent opportunity to purchase high quality farmland at public auction. The Rohlk farms will be sold in 4 tracts, ranging from 80-160 acres. The farms have excellent soils and will prove to be a great investment for generations to come. We look forward to seeing you at the land auction on November 22nd at the Lohff-Schumann Memorial Community Center in Holstein, IA.

Violet Rohlk Trust & Violet Rohlk Estate, Owners

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

Attorney: Colby Lessmann • Tigges, Bottaro & Lessmann, LLP • Sioux City, 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

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.

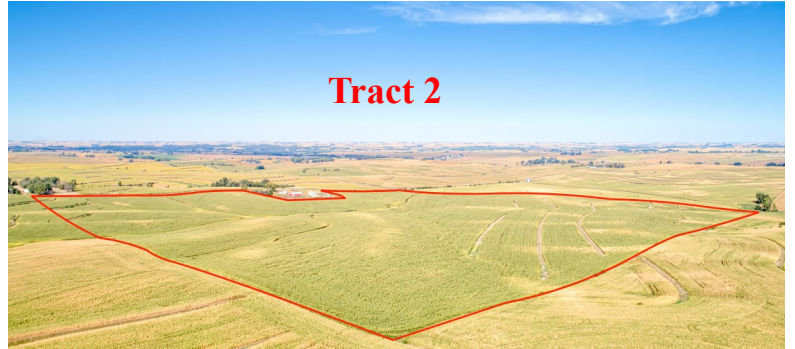
Land Auction

Friday, November 22, 2024 at 10:00 a.m.

Tract 2 • 154 Acres m/l • Douglas Township • Ida County, IA

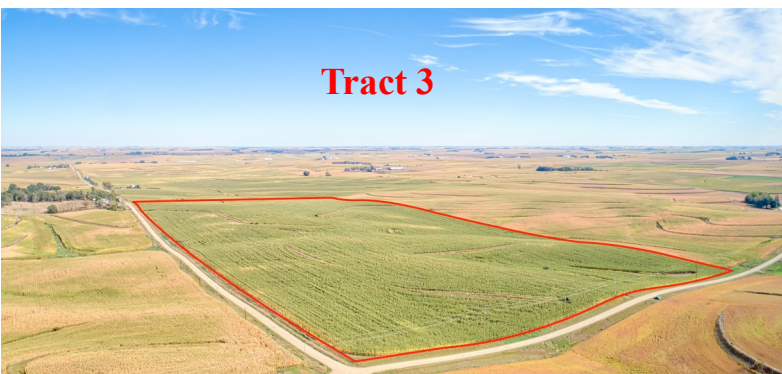
Tract 2 Legal: The Northwest Quarter (NW¼) of Section Twenty-seven (27), Township Eighty-nine (89) North, Range Forty-one (41) West of the 5th P.M., Ida County, Iowa except 6 acre acreage.

Surety/AgriData Avg. CSR2: 76.9
Surety/AgriData Avg. CSRI: 58.1
Primary Soils: Galva, Ackmore, Judson & Afton
Real Estate Taxes: \$4,108



FSA Information for Tracts 2 & 3
 Cropland Acres: 228.43 ac.
 Corn Base: 147.3 ac. Corn PLC Yield: 174
 Soybean Base: 58.1 ac. Soybean PLC Yield: 49

Tract 3 • 80 Acres m/l • Douglas Township • Ida County, IA



Tract 3 Legal Description: The West Half of the Southwest Quarter (W½ SW¼) of Section Twenty-seven (27), Township Eighty-nine (89) North, Range Forty-one (41) West of the 5th P.M., Ida County, Iowa.

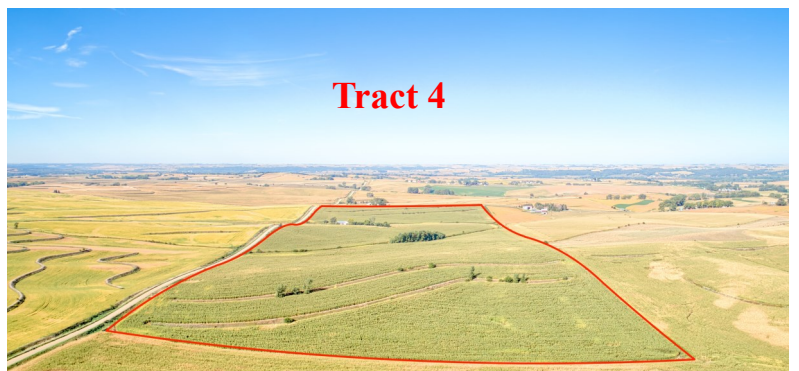
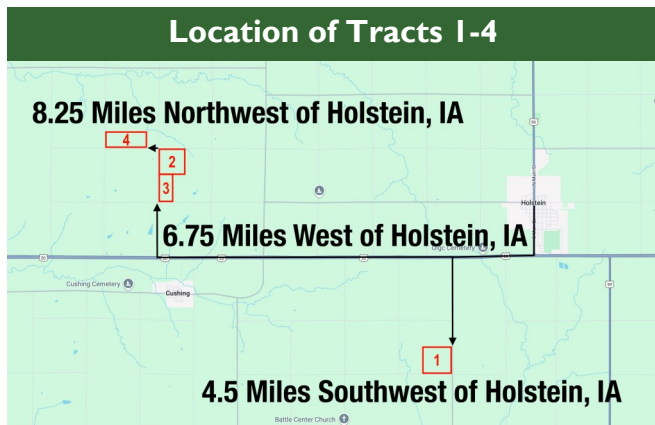
Surety/AgriData Avg. CSR2: 78.4
Surety/AgriData Avg. CSRI: 55.2
Primary Soils: Galva, Kennebec, Sac & Judson
Real Estate Taxes: \$2,398

Tract 4 • 120 Acres m/l • Douglas Township • Ida County, IA

Tract 4 Legal Description: The South Half of the Southwest Quarter (S½ SW¼) and the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section Twenty-one (21), Township Eighty-nine (89) North, Range Forty-one (41) West of the 5th P.M., Ida County, Iowa.

Surety/AgriData Avg. CSR2: 74
Surety/AgriData Avg. CSRI: 54.6
Soils: Galva, Colo-Judson, Judson, Sac & Ida
Real Estate Taxes: \$4,190

FSA Information for Tract 4
 Cropland Acres: 108.13 ac.
 Corn Base: 26.6 ac. Corn PLC Yield: 174
 Soybean Base: 26.4 ac. Soybean PLC Yield: 49



Terms: 10% down day of sale. Balance due at closing on or before December 20, 2024. Real estate taxes to be prorated to December 31, 2024. Sellers to retain 100% of the 2024 income. All final bids subject to seller approval.

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