

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, December 4, 2025 at 10:00 AM

113 Acres m/l Buena Vista County, IA



Sale Location: Alta Community Center, 28 Lake Street, Alta, Iowa

Property Location: 3.5 miles northwest of Alta, Iowa on Highway 7, 2.7 miles north on 20th Avenue/M27 and 1/4 mile west on 540th Street.

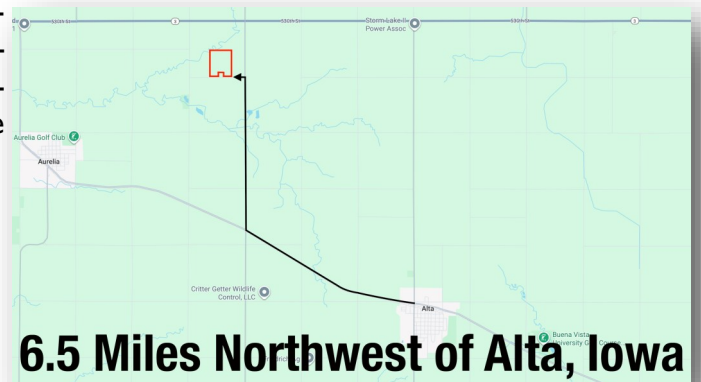
Legal Description: The East Half of the East Half of the Southwest Quarter (E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$) and the West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$), all in Section Thirty-one (31), Township Ninety-two (92) North, Range Thirty-eight (38) West of the 5th P.M, Buena Vista County, Iowa except the residential acreage. Exact legal to be taken from the abstract.

Surety/AgriData Avg. CSR2: 95.4

Surety/AgriData Avg. CSRI: 77.8

Primary Soils: Galva, Marcus, Primghar & Colo

Annual Real Estate Taxes: \$3,898



Auctioneer's Note: Land buyers, don't miss the opportunity to bid your price on this highly productive Buena Vista County farmland located northeast of Aurelia and northwest of Alta. The Ludvigson farm boasts an outstanding CSR2 of 95.4 with reputation soils. The farm is bordered in the northwest corner by Maple Creek, offering an unlimited outlet for current and future drainage. If you are looking to purchase some of the best land Iowa has to offer, you won't want to miss this auction. We look forward to seeing you at 10:00 AM on December 4th.

For more information call Travis Johnson • 712-330-5345

Terms: 10% down day of sale. Balance due at closing on or before January 14, 2026. Farm to be sold with no lease in place for 2026. Real estate taxes to be prorated to December 31, 2025. All final bids are subject to seller approval.

Ludvigson Land and Cattle Co. & R and R Cattle Co., Owners

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

Attorney: Mick Connealy • Crary Huff Attorneys at Law • Sioux City, Iowa

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

Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606

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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.