

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, November 12, 2025 at 10:00 a.m.

154 Acres m/l - Selling in 2 Tracts Franklin County, IA



Sale Location: Franklin County Convention Center, 1008 Central Avenue W, Hampton, Iowa

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

Tract 1 • 80 Acres m/l • Hamilton Township • Franklin County, Iowa

Tract 1 Location: 5 miles west of Hampton, Iowa on Highway 3 and 2¼ miles south on Jonquil Avenue.

Tract 1 Legal Description: The South Half of the Northwest Quarter (S½ NW¼) of Section Ten (10), Township Ninety-one (91) North, Range Twenty-one (21) West of the 5th P.M., Franklin County, Iowa.

Surety/AgriData Avg. CSR2: 82.3

Surety/AgriData Avg. CSRI: 76.5

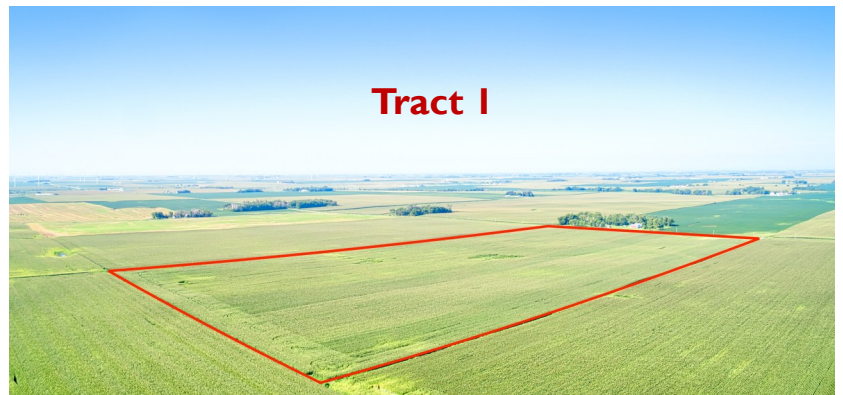
Primary Soils: Clarion, Nicollet & Webster

Real Estate Taxes: \$2,606

Tract 1 FSA Information

Cropland Acres: 80.07

Corn Base: 77 Acres PLC Yield: 151



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

Terms: 10% down day of sale. Balance due at closing on or before December 18, 2025. Farm to be sold with no lease in place for 2026. Real estate taxes to be prorated to December 31, 2025. All final bids subject to seller approval.

Brenda K. Mann Estate, Owner

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

Attorney: Gary Armstrong • Mack, Hansen, Gadd, Armstrong & Brown, P.C. • Storm Lake, 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 • Jason Collins ~ 712-301-3858

Glenn Baker ~ 712-212-4417 • Tom Bradley ~ 515-202-7687

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

Wednesday, November 12, 2025 at 10:00 a.m.

154 Acres m/l - Selling in 2 Tracts Franklin County, IA



Tract 2 • 74 Acres m/l • Hamilton Township • Franklin County, Iowa

Tract 2 Location: 5 miles west of Hampton, Iowa on Highway 3 and 3 miles south on Jonquil Avenue.

Tract 2 Legal Description: Part of the Northwest Quarter of the Northwest Quarter (Pt. NW $\frac{1}{4}$ NW $\frac{1}{4}$), Part of the Southeast Quarter of the Northwest Quarter (Pt. SE $\frac{1}{4}$ NW $\frac{1}{4}$) and the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), all in Section Fifteen (15), Township Ninety-one (91) North, Range Twenty-one (21) West of the 5th P.M., Franklin County, Iowa except acreage in the Northwest Quarter.

Surety/AgriData Avg. CSR2: 85.3

Surety/AgriData Avg. CSRI: 78.8

Primary Soils: Nicollet, Clarion, Harps & Canisteo

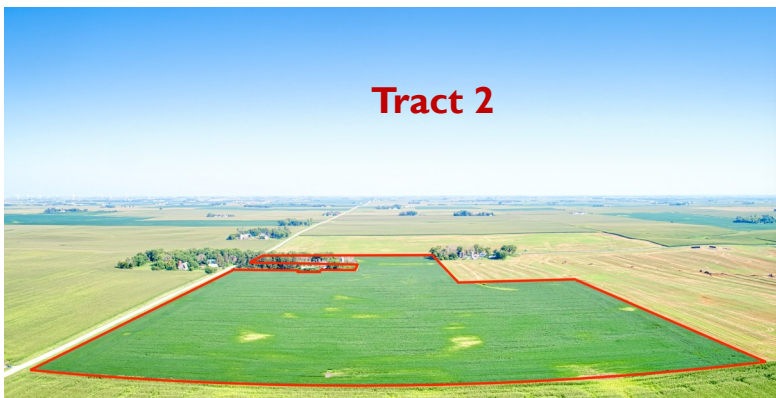
Real Estate Taxes: \$2,574

Tract 2 FSA Information

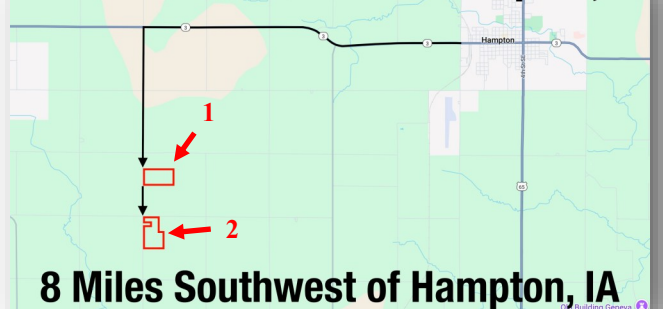
Cropland Acres: 73

Corn Base: 70.20 Acres

PLC Yield: 151



7.25 Miles Southwest of Hampton, IA



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

Auctioneer's Note: Franklin County Land Buyers, here is an excellent opportunity to purchase two tracts of productive farmland at public auction. The Mann farms feature excellent soils and have been very well maintained and farmed. If you are in the market for quality Iowa farmland, you won't want to miss this auction. We look forward to seeing you at the Franklin County Convention Center in Hampton, IA on November 12th at 10:00 AM.

Brenda K. Mann Estate, Owner

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