

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, November 14, 2025 at 10:00 AM

34 Acres m/l Palo Alto County, IA



Sale Location: Ruthven Social Center, 1503 Rolling Street, Ruthven, Iowa

Property Location: 1 $\frac{3}{4}$ miles east of Ruthven on Highway 18, 5 miles north on N26 & $\frac{3}{4}$ mile west on 310th St.

Legal Description: The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-one (21), Township Ninety-seven (97) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa except parcel containing 5.36 acres. Exact legal description to be taken from abstract

Surety/AgriData Avg. CSR2: 86.1

Surety/AgriData Avg. CSRI: 74.5

Primary Soils: Clarion, Canisteo, Webster, Okoboji

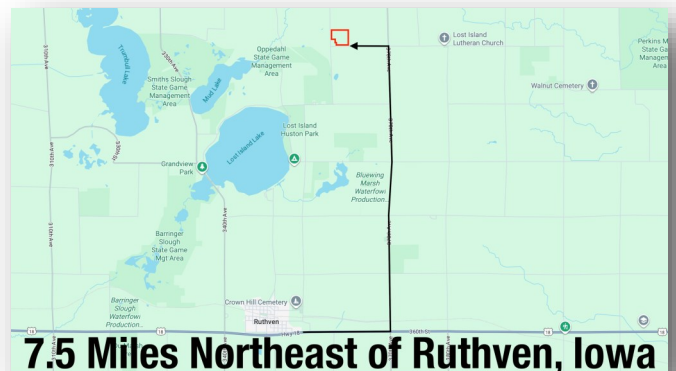
Annual Real Estate Taxes: \$1,000

FSA Information is combined with adjoining tract

Cropland: 63.99 acres

Corn Base: 38.49 acres PLC Yield: 149

Soybean Base: 25.50 acres PLC Yield: 40



7.5 Miles Northeast of Ruthven, Iowa

Auctioneer's Note: This 34-acre tract in Palo Alto County is a great opportunity for anyone looking to add quality farmland to their operation or portfolio. Located just northeast of Ruthven, this highly productive farm boasts a CSR2 of 86.1 with Clarion, Canisteo & Webster as the main soil types. The farm will be offered at public auction on November 14, 2025, at 10:00 AM at the Ruthven Social Center, with simple terms—10% down the day of sale and the balance due at closing on or before December 16, 2025. Tracts like this don't come around often, so if you're looking for proven Iowa farmland in a manageable size, this is one you'll want to take a look at.

For more information call Zach Anderson • 712-298-1606

Terms: 10% down day of sale. Balance due at closing on or before December 16, 2025. Seller to retain all 2025 farm income. Real estate taxes to be prorated to December 31, 2025. All final bids are subject to seller approval.

Koy Bakken, Colton Bakken, Chloe Bakken & Marly Meis, Owners

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis, LLP • Spencer, Iowa

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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.