

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 18, 2025 at 10:00 a.m.

290.35 Acres - Selling in 2 Tracts
Osceola County, IA



Sale Location: Harris Community Center, 100 Main Street South, Harris, Iowa

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

Tract 1 • 143.85 Surveyed Acres • Fairview Township • Osceola County, Iowa

Tract 1 Legal Description: Parcel E, Parcel F and Lot 2 in Parcel D, all in the Northwest Quarter (NW¹/₄) of Section Thirty-four (34), Township One Hundred (100) North, Range Thirty-nine (39) West of the 5th P.M., Osceola County, IA. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 86.3

Surety/AgriData Avg. CSR1: 70.1

Primary Soils: Nicollet, Clarion, Webster

Real Estate Taxes: \$4,616



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

Terms: 10% down day of sale. Balance due at closing on or before December 23, 2025. There is no lease in place for the 2026 crop year. Real estate taxes prorated to December 31, 2025. All final bids subject to seller approval.

Bergman Farm Trust, Owner

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

Attorney: Daniel Dekoter • DeKoter, Thole, Dawson, Rockman & Krikke, PLC • Sibley, 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

Tuesday, November 18, 2025 at 10:00 a.m.

290.35 Acres - Selling in 2 Tracts Osceola County, IA



Tract 2 • 146.50 Surveyed Acres • Fairview Township • Osceola County, Iowa

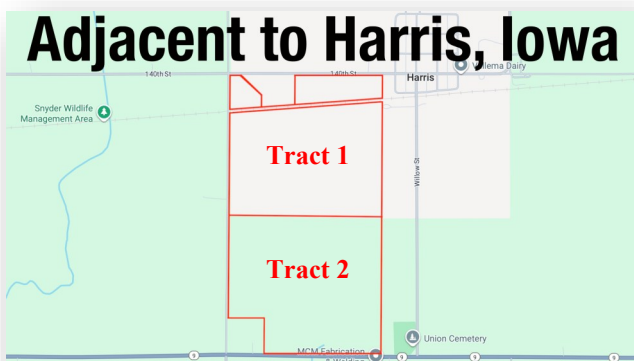
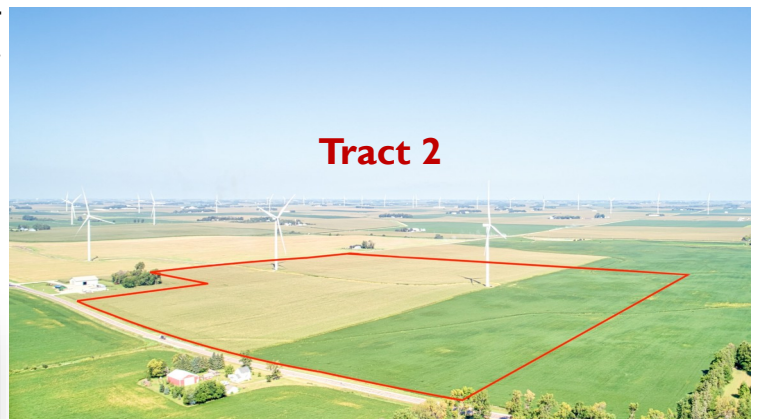
Tract 2 Legal Description: Lot 1 in Parcel D in the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-four (34), Township One Hundred (100) North, Range Thirty-nine (39) West of the 5th P.M., Osceola County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 84.8

Surety/AgriData Avg. CSRI: 69.2

Primary Soils: Clarion, Waldorf, Webster

Real Estate Taxes: \$4,800



FSA Information for Tracts 1 & 2 Combined With Adjoining Tract

Cropland Acres: 364.93 acres

Corn Base: 179.50 acres

PLC Yield: 164

Soybean Base: 178.10 acres

PLC Yield: 46

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

Auctioneer's Note: If you're looking for top-tier Iowa farmland, this 290.35 surveyed-acre tract in Fairview Township, Osceola County, is one you'll want to see. The property sits adjacent to Harris, IA, and is split into two high-quality tracts—Tract 1 (143.85 acres) and Tract 2 (146.50 acres)—with strong soil ratings, carrying CSR2 averages of 86.3 and 84.8. In addition to the productive farmland, the property features two wind turbines that provide a steady stream of additional income. There's no lease in place for 2026, giving you the flexibility to manage it your way next year. The auction is set for November 18, 2025, at 10:00 AM at the Harris Community Center, with 10% down on sale day and the balance due by December 23, 2025. Opportunities like this don't come around often—if you're serious about investing in proven, income-producing farmland in a great location, this is one you don't want to miss.

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