

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, November 19, 2025 at 10:00 AM

**137 Acres m/l
Sac County, IA**



Sale Location: Cobblestone Ballroom, 98 Lakeshore Drive, Lakeside, Iowa

Property Location: 7.75 miles south of Storm Lake on Hwy 71, 3 miles west on D15 & 1 mile north on Hope Ave.

Legal Description: Part of the West Half of the West Half (Pt. W $\frac{1}{2}$ W $\frac{1}{2}$) of Section Ten (10), Township Eighty-nine (89) North, Range Thirty-seven (37) West of the 5th P.M., Sac County, Iowa. Exact legal to be taken from abstract.

Surety/AgriData Avg. CSR2: 84.6

Surety/AgriData Avg. CSRI: 76.3

Primary Soils: Colo, Primghar, Marcus, Shelby

Annual Real Estate Taxes: \$4,210

FSA Information

Cropland: 119.33 acres including 15.41 CRP acres

Corn Base: 59.99 acres PLC Yield: 157

Soybean Base: 36.01 acres PLC Yield: 46

CRP Acres: 15.41

Annual CRP Payment: \$4,623 (\$300/acre)

Contract Expiration: 9/30/2035

Auctioneer's Note: Opportunity awaits with this productive and unique Sac County farm. The Prichard Farms LLC property is located south of Storm Lake, near the beginning of the Boyer River, which flows through the property, offering unlimited outlets for current and future drainage. The bulk of the cropland is in one field with nearly mile-long rows providing highly efficient farming operations. Multiple smaller tracts have recently been enrolled in CRP, providing additional income and recreational enjoyment. The acreage site features a 24' x 48' machine shed and two 27' x 22' Butler grain bins, providing on-farm storage for grain and smaller equipment. This farm has been well-maintained with regular soil tests and some recent tile improvements. Soil test results and tile maps are available upon request. Don't miss this opportunity to make a long-term investment in Iowa farmland that offers the immediate benefits of income and enjoyment.

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

Terms: 10% down day of sale. Balance due at closing on or before January 16, 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 subject to seller approval.

Prichard Farms LLC, Owner

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

Midwest Land Management and Real Estate, Inc.

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& 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.