

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, April 11, 2025 at 10:00 AM

183 Acres m/l
Buena Vista County, IA

Open for
2025 Crop
Year!



Sale Location: Rembrandt Fire Station, 116 W Main St., Rembrandt, IA

Property Location: 3/4 mile east of Rembrandt, Iowa on 477th Street, 2 1/4 miles south on Highway 71 & 1 1/2 miles east on 500th Street.



Legal Description: The Northeast Quarter (NE¹/₄) and all that part of the Southeast Quarter (SE¹/₄), north of the dredge ditch, all in Section Seventeen (17), Township Ninety-two (92) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, IA, except County Auditors Lot B in the Northeast Quarter. Exact legal to be taken from abstract.

Surety/AgriData Avg. CSR2: 84.4

Surety/AgriData Avg. CSRI: 75.9

Primary Soils: Canisteo, Nicollet, Okoboji, Webster & Clarion

Real Estate Taxes: \$5,358

FSA Information

Cropland: 161 acres

Corn Base: 120.4 acres

Soybean Base: 40.6 acres

PLC Yield: 164

PLC Yield: 45

Auctioneer's Note: Opportunity awaits with this productive Buena Vista County farm, ready for the 2025 growing season! This property is located between Rembrandt and Albert City, near the beginning of the North Raccoon River, which flows through the property, offering unlimited outlets for current and future drainage. The farm has received ample nutrients through consistent swine manure applications in the past and will be sold with a manure easement in place, providing exclusive rights to the hog manure produced by the adjoining facility well into the future. Don't miss this opportunity to make a long-term investment in Iowa farmland that offers the immediate benefits of the farming rights for 2025, with manure application and fall tillage included.

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

Terms: 10% down day of sale. Balance due at closing on or before May 16, 2025. Farm has no lease in place. Buyer to receive full possession with 10% earnest money payment. Taxes prorated to December 31, 2024. Sale is subject to seller approval.

Riverbend Farms, Inc., Owner

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

Midwest Land Management and Real Estate, Inc.

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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.