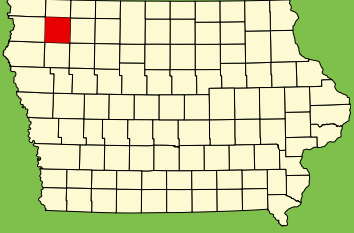


LAND AUCTION

CENTER TOWNSHIP - O'BRIEN COUNTY, IOWA



80 m/1 ACRES

Thursday, October 29, 2026 - 10:00 A.M.
Hartley Community Center - 820 2nd St NE

Auctioneer's Note

AgCentric Farm Agency has had the privilege of working with the Bloemendaal family with the management of this farm, and is excited to team up with Midwest Land Management to offer this 80 acre farm at auction on October 29th. Located in the heart of O'Brien County with easy access to local grain markets, this farm boasts a Corn Suitability Rating (CSR) of 94.3! Be sure to put this auction date on your calendar as this is an opportunity you won't want to miss. Contact AgCentric Farm Agency or Midwest Land Management today to learn more and to obtain an information packet on the Bloemendaal farm.

Directions

From Hartley: From the Hartley Community School on Highway 18, travel four miles south on County Road M12. Then turn west on County Road B24 and go two miles to Tyler Ave. The farm is located one quarter mile south of the intersection of B24 and Tyler Ave.

From Primghar: From the intersection of Hwy 59 and B40, travel five miles east. Turn north on Tyler Ave. and go 2.5 miles.

Farm Data

FSA Cropland Acres: 78.11
Primary Soil Types: Galva, Sac, Primghar
DCP Base Acres: 38.75 (corn) & 38.34 (soybean)
PLC Yields: 169 bu/acre (corn) & 54 bu/acre (soy)
CRP Acres: 1.02 @ \$306 Annual Payment (Exp 2035)
Real Estate Taxes: \$2,928 (\$36.60/acre)



Legal Description

The South Half of the Northwest Quarter (S1/2NW1/4) of Section Twenty-Four (24), Township Ninety-Six (96) North, Range Forty (40) West of the 5th P.M., O'Brien County, Iowa

O'Brien County Parcel ID: 7242300 & 7242400

 AgCentric Farm Agency, LLC and Midwest Land Management are Agents for the seller, Randy Keith Bloemendaal Rev. Living Trust, in this transaction. The property is being offered for sale "as-is, where-is" with no guarantees either expressed or implied. All data on this advertising was obtained from sources believed to be accurate and reliable. Sellers and Agent assume no liability for data provided by third parties.

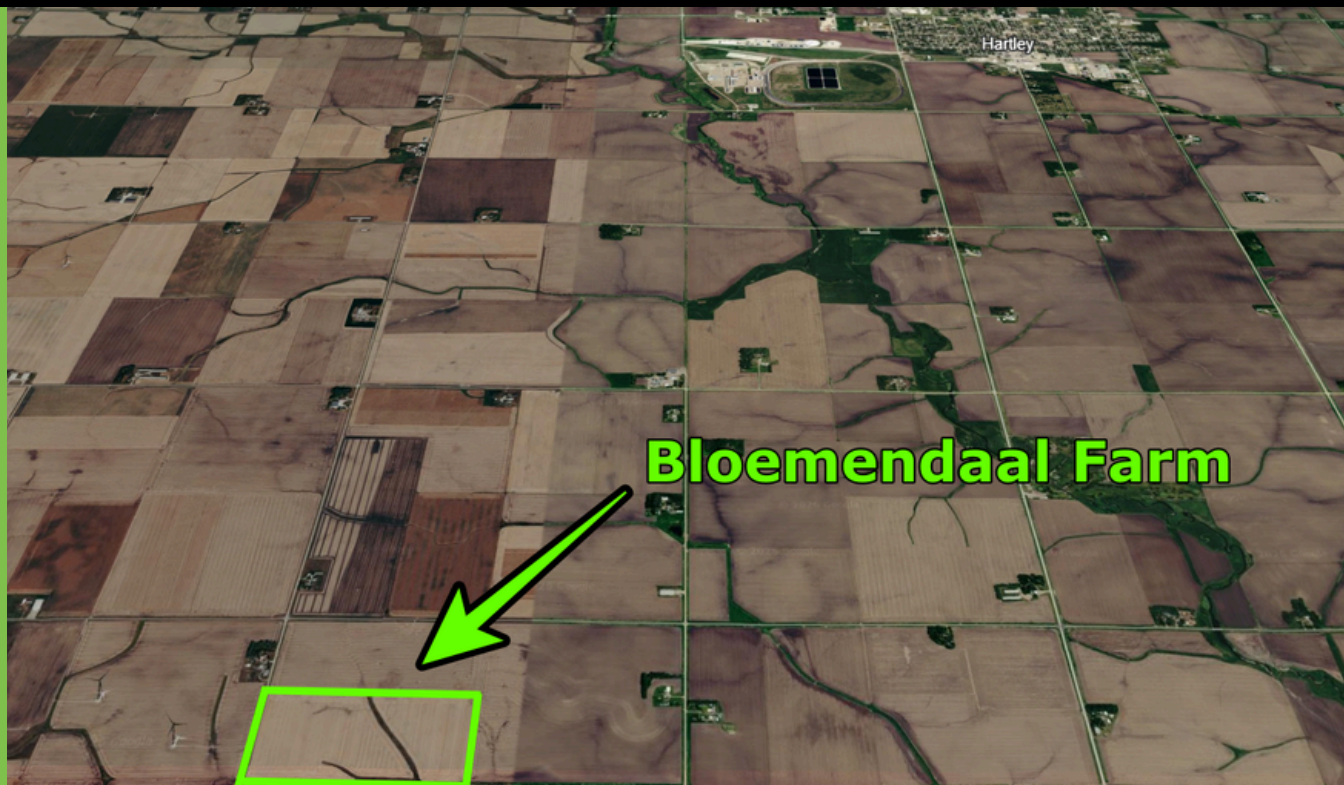
AgCentric
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2912 Hamilton Blvd, Suite 102
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www.AgCentricLLC.com

CONTACT INFORMATION
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Mike Koopmans, 712-301-4567
Ben Hollesen 712-253-5779

MIDWEST LAND
MANAGEMENT
2506 11th Avenue SW, PO Box 909
Spencer, IA - (712) 262-3110
www.midwestlandmangement.com

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Terms

10% earnest money day of auction.

Closing on or before January 8, 2027.
Owner will pay taxes through December 31, 2026. Buyer will pay all subsequent taxes

Open lease for 2027 crop year. Buyer agrees to assume existing CRP contract.

All final bids subject to owner approval.

 AgCentric Farm Agency, LLC and Midwest Land Management are Agents for the seller, Randy Keith Bloemendaal Family Trust, in this transaction. The property is being offered for sale "as-is, where-is" with no guarantees either expressed or implied. All data on this advertising was obtained from sources believed to be accurate and reliable. Sellers and Agent assume no liability for data provided by third parties.

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