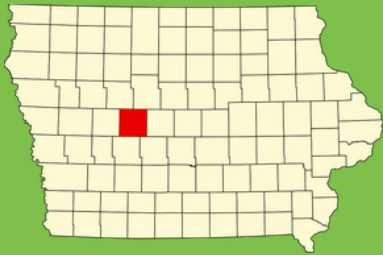


LAND AUCTION

JUNCTION (N) TOWNSHIP - GREENE COUNTY, IOWA



151.21 m/l ACRES



Tuesday, November 24th - 10:00 A.M.

Grand Junction Community Center - 212 Main St. East, Grand Junction, IA

Auctioneer's Note

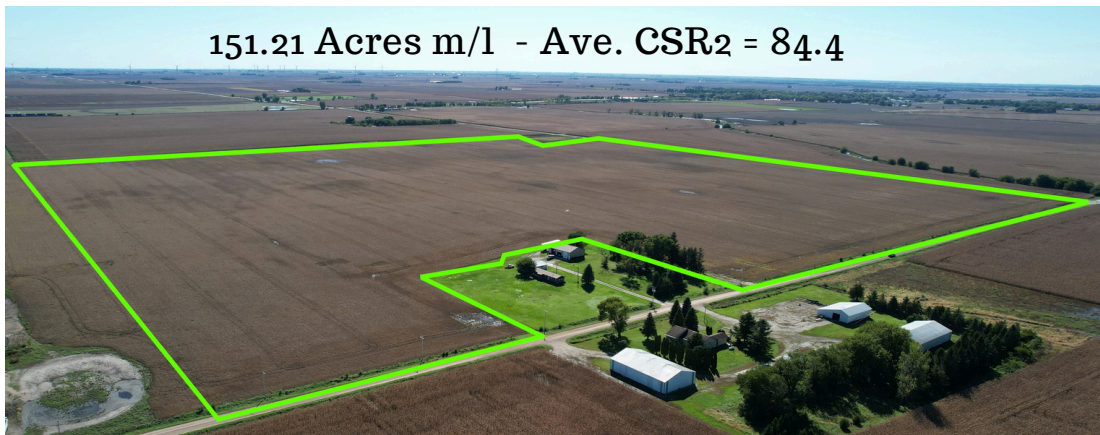
AgCentric Farm Agency has had the privilege representing the Bloemendaal family with the management of their farms, and is excited to team up with Midwest Land Management to offer this highly productive farm at auction on November 24th. Located northeast of Grand Junction, this farm is well located in close proximity to good grain markets, including Louis Dreyfus plant less than two miles away. This farm features a Corn Suitability Rating (CSR₂) of 84.4. Drainage is the key to consistent yields and this farm is well tiled with an additional 19,000' just installed in 2026. 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 Grand Junction:
Two miles east on Hwy 30 and
one mile north P46 (W Ave)

From Ogden:
Nine miles west of Hwy 30
and one mile north on P46 (W
Ave)

151.21 Acres m/l - Ave. CSR₂ = 84.4



Farm Data

FSA Cropland Acres: 147.51
Primary Soil Types: Webster & Nicollet
DCP Base Acres: 75.22 (corn)
72.28 (soybean)
PLC Yields: 178 bu/acre (corn)
48 bu/acre (soy)
Real Estate Taxes: \$6,340 (\$36.60/acre)

Legal Description

The Northwest Quarter (NW_{1/4}) of Section
Thirty-five (35), Township Eighty-four (84)
North, Range Twenty-nine (29) West of the 5th
P.M., Greene County, Iowa, EXCEPT Lot 1 in the
NE_{1/4}NW_{1/4} & EXCEPT Lot 2 in the SW_{1/4}NW_{1/4}
Greene County Parcel ID's:
835100001/835100004/835100007/835100005



AgCentric Farm Agency, LLC and Midwest Land Management are Agents for the seller, Randy Keith Bloemendaal 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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www.AgCentricLLC.com

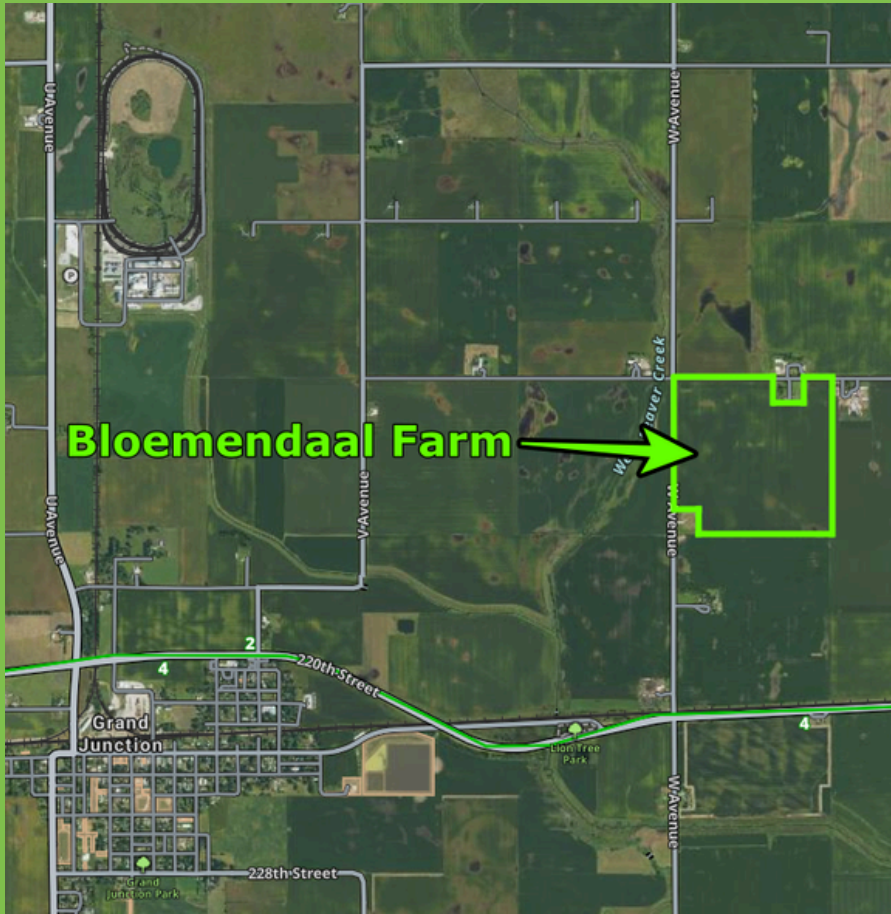
CONTACT INFORMATION

Jason Woods, 712-253-8482
Logan Lloyd, 402-350-4414
Ben Hollesen 712-253-5779

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

LAND AUCTION

JUNCTION (N) TOWNSHIP - GREENE COUNTY, IOWA



Terms

10% earnest money day of auction.

Closing on or before January 13, 2027.
Owner will pay taxes through December 31, 2026. Buyer will pay all subsequent taxes

Open lease for 2027 crop year.

All final bids subject to owner approval.



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