

# PUBLIC LAND AUCTION

MONDAY, JUNE 15, 2026 | 10:30 A.M.

**AUCTION LOCATION: Charter Oak City Park Shelter House  
3rd Street N., Charter Oak, IA**

**Unimproved 234.92 Taxable Acres in Section 5,  
Charter Oak Twp., Crawford County, Iowa**

**Live  
In-Person  
and  
Simulcast**



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# PUBLIC LAND AUCTION

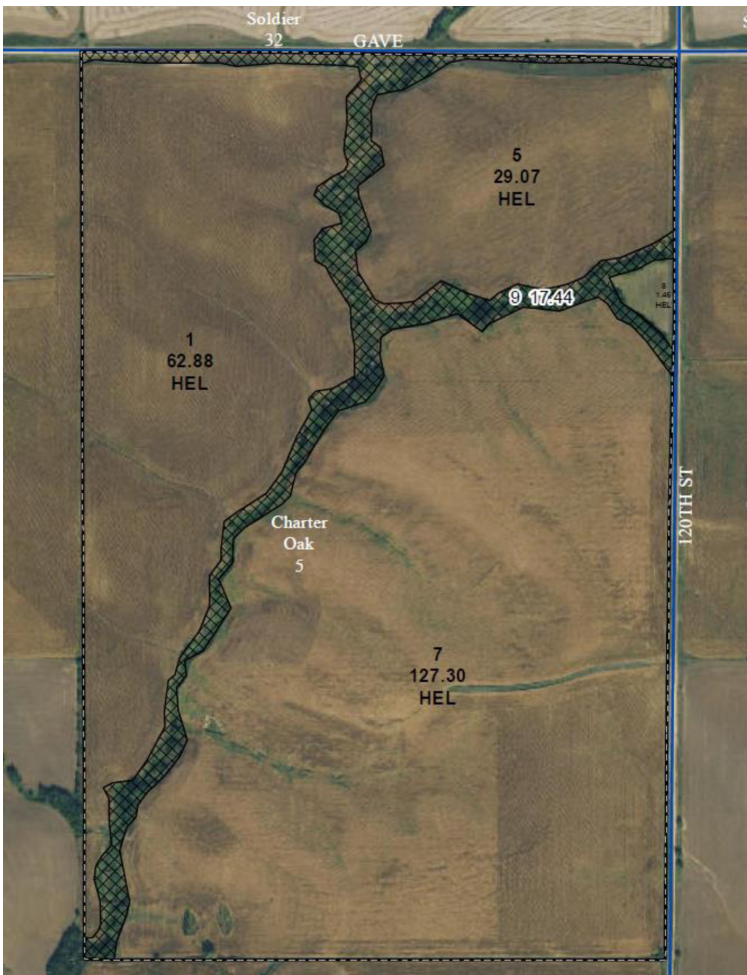
**Crawford County, Iowa • 234.92 Taxable Acres**

## FARM LOCATION

**From Ricketts:** West on gravel road G Avenue for 3.0 miles to the northeast corner of the farm (farm is on south side of road).

**From East Side of Ute:** East on State Highway 141 for 2.5 miles, then left (north) on gravel road 110th Street for 4.7 miles, then east on G Avenue for 0.5 mile to the northwest corner of the farm.

**Seller(s): Trusteeship of  
Hildegard A. Bohlmann and  
Trusteeship of Carl R. Bohlmann**



## LEGAL DESCRIPTION

The North Fractional Half of the Northeast Quarter (N Fr  $\frac{1}{2}$  NE  $\frac{1}{4}$ ), the North Half of the South Half of the Northeast Quarter (N  $\frac{1}{2}$  S  $\frac{1}{2}$  NE  $\frac{1}{4}$ ), the North Half of the Southeast Quarter (N  $\frac{1}{2}$  SE  $\frac{1}{4}$ ) and the South Half of the South Half of the Northeast Quarter (S  $\frac{1}{2}$  S  $\frac{1}{2}$  NE  $\frac{1}{4}$ ), all in Section Five (5), Township Eighty-four (84) North, Range Forty-one (41) West of the 5th P.M., Crawford County, Iowa

## GENERAL INFORMATION

This mostly gently rolling farm has been well-maintained and is in a high state of production. There are no terraces, and much of the land farms well with long rows. The CSR2 on the entire farm is 64.8, and 63.1 of the FSA cropland. Real Estate Taxes-\$7,260 on 234.92 taxable acres.

## FSA INFORMATION

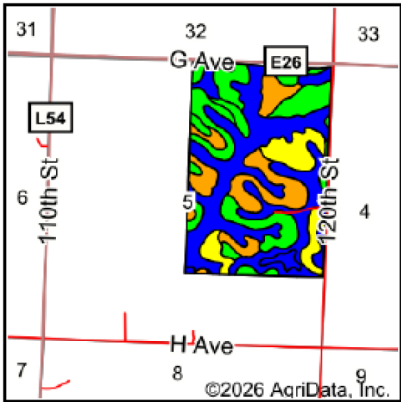
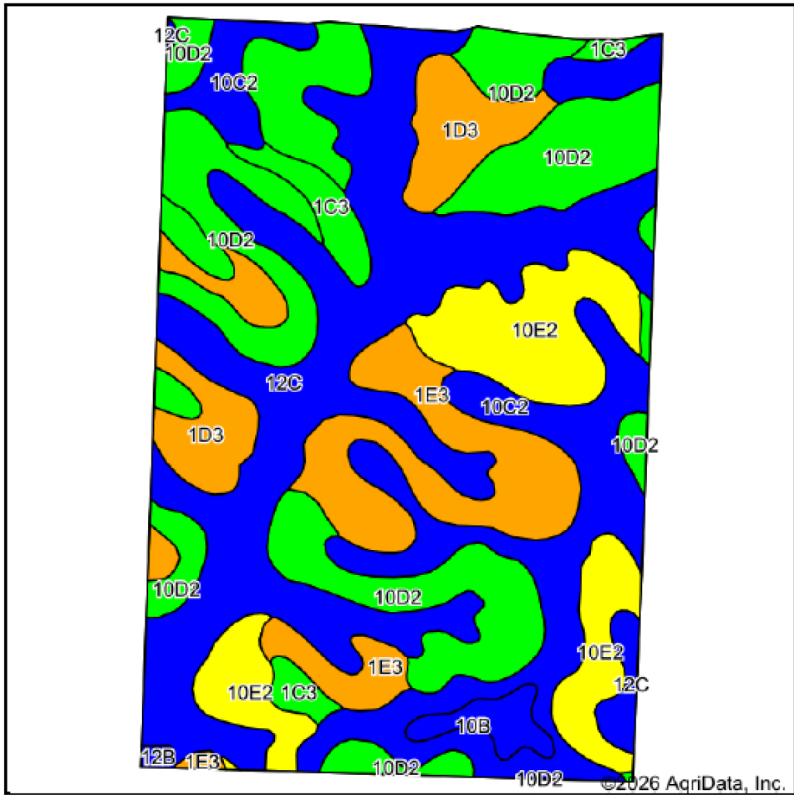
- 238.15 farmland acres
- 220.71 cropland acres
- Corn Base-109.75 Acres, with 160 bu. PLC Yield
- Soybeans Base-109.75 Acres, with 42 bu. PLC Yield



To view more  
pictures and  
aerials go to  
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# CHARTER OAK TWP., CRAWFORD COUNTY, IOWA



State: Iowa  
 County: Crawford  
 Location: 5-84N-41W  
 Township: Charter Oak  
 Acres: 234.92  
 Date: 4/7/2026

Walters  
**LAND & AUCTION**  
 Auctioneers • Real Estate Brokers • Appraisers  
 Maquoket, Iowa

Maps Provided By  
**surety**  
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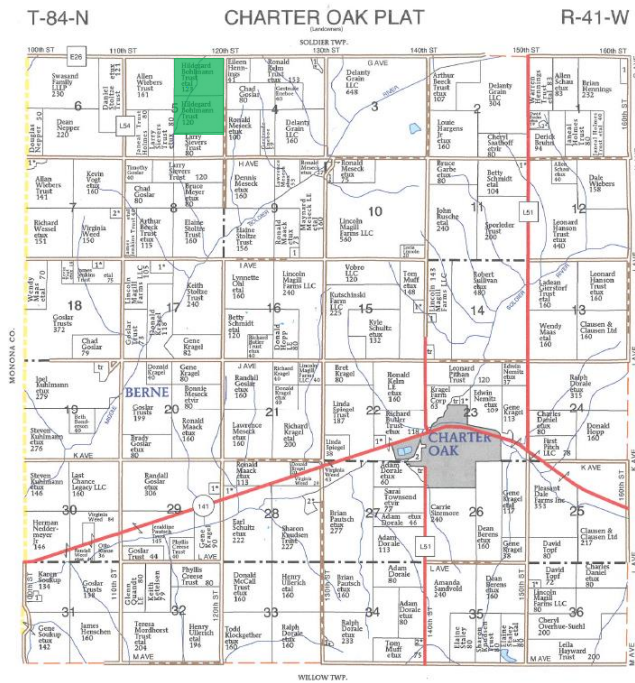
Soils data provided by USDA and NRCS.

Area Symbol: IA047, Soil Area Version: 39

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR	
12C	Napier silt loam, 5 to 9 percent slopes	64.72	27.5%			IIIe	89	65	
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	54.42	23.2%			IIIe	60	53	
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	37.22	15.8%			IVe	86	63	
10E2	Monona silt loam, 14 to 20 percent slopes, eroded	26.21	11.2%			IVe	45	43	
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	22.82	9.7%			IVe	18	35	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	17.09	7.3%			IIIe	32	45	
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	8.74	3.7%			IIIe	58	55	
10B	Monona silt loam, 2 to 5 percent slopes	3.24	1.4%			IIe	95	80	
12B	Napier silt loam, 2 to 5 percent slopes	0.46	0.2%			IIe	93	80	
<b>Weighted Average</b>						<b>3.19</b>	<b>*.</b>	<b>64.8</b>	<b>54.9</b>

## TERMS & CONDITIONS

The successful bidder shall pay 10% of the total purchase price on the day of the sale and shall sign a Real Estate Contract that states the entire balance shall be due and payable at closing when the Seller has furnished an abstract showing merchantable title and gives a Trustee Warranty Deed. Closing is estimated to be within 40-60 days of the sale. The buyer shall receive the 2nd half of the 2026 cash rent, which is due December 1, 2026. The Seller shall pay the real estate taxes normally delinquent April 1, 2027, if unpaid, and all prior taxes, if any. The 2026 lease on this farm has been terminated in accordance with Iowa law, and the buyer will receive full possession not later than March 1, 2027. Prospective buyers bear the responsibility of verifying any information. This farm is sold "as is" and any announcements made on the day of the sale take precedence over any previously given information. Prospective buyers may inspect this farm by viewing it from the road, or by walking it or as soil conditions allow with respect given to the growing crop. Seller retains the sole right to approve or reject any bids. Questions, or additional information requests, should be addressed to the auctioneers/sale managers. There is no buyer's premium.



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