

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 16, 2017 at 10:00 A.M.

120 ACRES - 2 Tracts

Afton Township, Cherokee County, Iowa

Sale Location: Aurelia Community Center, 235 Main Street, Aurelia, IA

Method of Sale: Successful bidder will have choice of Tract 1, Tract 2 or both tracts.

Property Location: 3 miles north of Aurelia, IA on M21 and ¼ mile west on 520th Street.



Tract 1 - 40 Acres m/l

Tract 1 Legal Description: The Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section Twenty-seven (27), Township Ninety-two (92) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa.

Surety/AgriData Avg. CSR2: 95.1

Surety/AgriData Avg. CSRI: 72.9

Soils: Galva, Primghar, Marcus and Sac

Real Estate Taxes: \$1,144



Tract 2 - 80 Acres m/l

Tract 2 Legal Description: The East Half of the Northwest Quarter (E½ NW¼) of Section Twenty-seven (27), Township Ninety-two (92) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa.

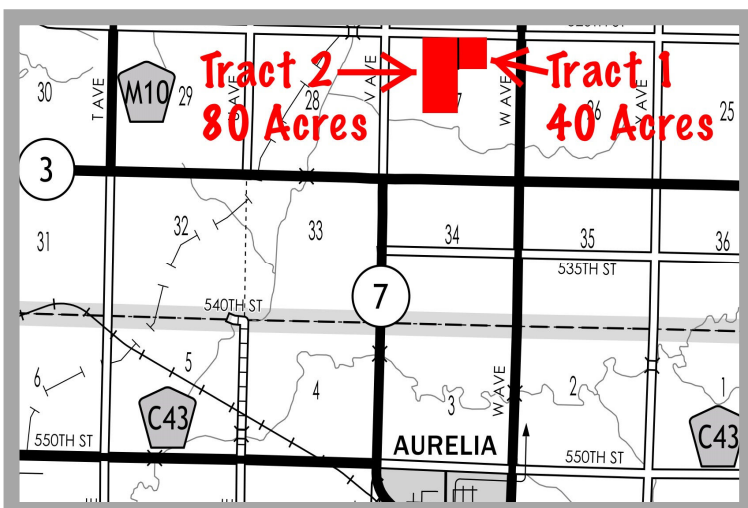
Surety/AgriData Avg. CSR2: 92

Surety/AgriData Avg. CSRI: 68.3

Soils: Galva, Marcus, Primghar, Hawick & Sac

Real Estate Taxes: \$2,252

See Reverse For Soil Maps!



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.

