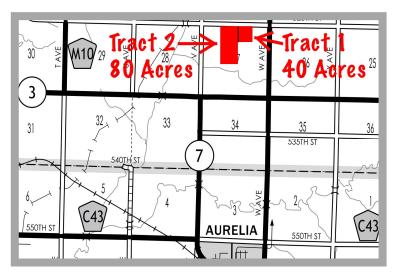


Sale Location: Aurelia Community Center, 235 Main Street, Aurelia, IA

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 <sup>1</sup>/<sub>4</sub> mile west on 520th Street.





#### Midwest Land Management and Real Estate, Inc. 521 South Grand Avenue, Spencer, IA 51301 Ben Hollesen • 712-253-5779 Travis Johnson • 712-330-5345 Mark Nothwehr • 712-260-2110

www.midwestlandmanagement.com

## Tract 1 - 40 Acres m/l

**Tract I Legal Description:** The Northwest Quarter of the Northeast Quarter (NW<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub>) of Section Twenty-seven (27), Township Ninetytwo (92) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa.

Surety/AgriData Avg. CSR2: 95.1 Surety/AgriData Avg. CSR1: 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  $(E^{1/2} NW^{1/4})$  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. CSR1: 68.3 Soils: Galva, Marcus, Primghar, Hawick & Sac Real Estate Taxes: \$2,252

See Reverse For Soil Maps!

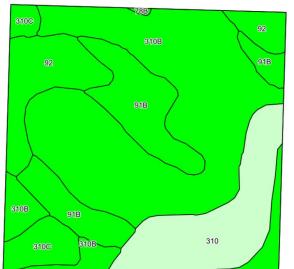


Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage 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.

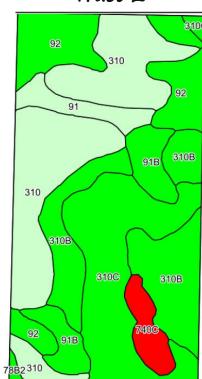
# Land Auction Thursday, November 16, 2017 at 10:00 A.M.

Combined FSA Information For Tracts I & 2: Tillable Acres: 118.1 ac. Corn Base: 77.6 ac. PLC Yield : 175 bu. Soybean Base: 39.1 ac. PLC Yield: 55 bu.

Tract 1



Code	Soil Description	Acres	% of Land	CSR2	CSR1
310B	Galva silty clay loam, 2 to 5% slope	19.85	51.0%	95	71
310	Galva silty clay loam, 0 to 2% slope	6.41	16.5%	100	76
91B	Primghar silty clay loam, 1 to 4% slope	6.21	16.0%	94	79
92	Marcus silty clay loam, 0 to 2 % slope	4.36	11.2%	94	76
310C	Galva silty clay loam, 5 to 9 % slope	2.04	5.2%	87	56
76B	Sac silty clay loam, 2 to 5% slope	.06	.2%	89	67
	Weighted CSR Average			95.1	72.9



Code	Soil Description	Acres	% of Land	CSR2	CSR1
310	Galva silty clay loam, 0 to 2% slope	22.91	28.9%	100	76
310C	Galva silty clay loam, 5 to 9% slope	17.6	22.2%	87	56
310B	Galva silty clay loam, 2 to 5% slope	16.54	20.8%	95	71
92	Marcus silty clay loam, 0 to 2% slope	10.43	13.1%	94	76
91B	Primghar silty clay loam, 1 to 4% slope	5.56	7.0%	94	76
91	Primghar silty clay loam, 0 to 2% slope	3.14	4.0%	100	81
740C	Hawick sandy loam, 2 to 9 % slope	2.84	3.6%	21	5
78B2	Sac silty clay loam, 2 to 5% slope	.32	.4	86	65
	Weighted CSR Average			92	68.3

**Auctioneer's Note:** Attention Land Buyers, don't miss your opportunity to purchase 2 tracts of highly tillable farmland at public auction in Cherokee County. The Heuer farms have reputation soils. They been well farmed and would make an excellent long-term investment for anyone interested in purchasing Iowa Farmland. We look forward to seeing you at the sale.

### For More Information Call Ben Hollesen 712-253-5779

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before December 15, 2017. Real estate taxes to be prorated to Dec. 31, 2017. Full possession at closing. All final bids are subject to seller approval.

## James and Donna Jeanne Heuer Living Trust, Owner

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



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#### Tract 2