

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, November 15, 2017 at 10:00 A.M.

## 212 ACRES - 4 Tracts Buena Vista County, IA



**Sale Location:** Marathon Community Center, 306 W. Attica St., Marathon, Iowa

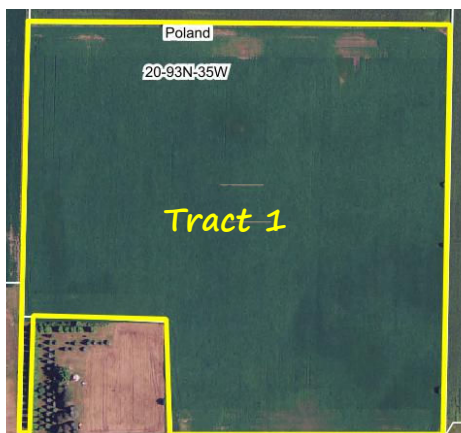
**Method of Sale:** Successful bidder will have choice of Tract 1, Tract 2 and/or Tract 3 with sale of Tract 4 immediately following.

More or Less

### Tract 1 - 36 Acres Poland Township, Buena Vista County, IA

**Tract 1 Location:** ¼ mile south of Marathon, Iowa on M54 then ½ mile west on Highway 10.

**Tract 1 Legal Description:** The Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Twenty (20), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa excluding a 4 acre tract.



**Surety/AgriData Avg. CSR2:** 82.6

**Surety/AgriData Avg. CSRI:** 72.4

**Primary Soils:** Clarion, Nicollet, Harps, Webster, & Okoboji

**Real Estate Taxes:** \$874.00

#### Tract 1 FSA Information:

Cropland Acres: 35.0 ac.

Corn Base: 24.9 ac. PLC Yield : 163 bu.

Soybean Base: 10.1 ac. PLC Yield: 45 bu.

More or Less

### Tract 2 - 86 ACRES Poland Township, Buena Vista County, IA

**Location of Tracts 2, 3 & 4:** 1 mile north of Marathon, IA on M54 & 1½ miles west on 440th St.



**Tract 2 Legal Description:** The West 86 acres of the North Half (N½) of Section Eighteen (18), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa.

**Surety/AgriData Avg. CSR2:** 81

**Surety/AgriData Avg. CSRI:** 70.4

**Primary Soils:** Clarion, Nicollet, Canisteo, Storden, Spillville, Webster, Okoboji & Harps

**Annual Real Estate Taxes:** \$1972 (est.)

**See Reverse For Information on Tracts 3 & 4**

Midwest Land Management and Real Estate, Inc.  
521 South Grand Avenue, Spencer, IA 51301  
[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT



# Land Auction

Wednesday, November 15, 2017 at 10:00 A.M.

## Tract 3 - 86 ACRES More or Less Poland Township, Buena Vista County, IA



**Tract 3 Legal Description:** The East 86 acres of the West 176.21 acres of the North Half (N $\frac{1}{2}$ ) of Section Eighteen (18), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa excluding the 4 acre acreage.

**Surety/AgriData Avg. CSR2:** 79.2

**Surety/AgriData Avg. CSRI:** 69.2

**Primary Soils:** Canisteo, Harps, Nicollet, Okoboji, Clarion and Spillville.

**Annual Real Estate Taxes:** \$1,937 (est.)

### Combined FSA Information for Tracts 2 & 3:

Cropland Acres: 169.1 ac.

Corn Base: 98.2 ac. PLC Yield: 163 bu.

Soybean Base: 68.7 ac. PLC Yield: 45 bu.

## Tract 4 - 4 ACRES More or Less Poland Township, Buena Vista County, IA



**Property Address:** 1942 440th Street

### Acreage Highlights:

- ♦ 2 Story Home
- ♦ 1792 square feet of living space
- ♦ 4 Bedrooms
- ♦ 1 ½ Bathrooms
- ♦ Detached Garage
- ♦ 40' x 64' Machine Shed
- ♦ 12,000 bu. Grain Storage

**Open House**  
Nov. 2  
5-6 p.m.

**Annual Real Estate Taxes:** \$1,003 (est.)

**Auctioneer's Note:** Land buyers, don't miss your chance to purchase 3 tracts of highly productive & highly tillable tracts of Buena Vista County farmland. The Jensen land has been well farmed and managed by the family for several years. High quality farms like these rarely come available. Tile maps are available for Tracts 2 & 3. Acreage buyers, you'll want to pay attention to tract 4; with a little TLC this acreage can quickly become a homestead that you would be proud to own. We look forward to seeing you at the auction.

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

**Terms:** Tracts 2, 3 & 4 to be surveyed prior to auction. 10% earnest money down day of sale. Balance due at closing on or before December 20, 2017. Real estate taxes to be prorated to December 31, 2017. Acreage on Tract 4 is being sold as is. Buyer will be responsible to bring the septic system to current Iowa code. Full possession at closing. All final bids are subject to seller approval.

**Richard Jensen, Joe C. Jensen, Jane Jensen,  
Jerry Jensen, Judy Hopkins & Peggy Phillips, Owners**

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

### 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](http://www.midwestlandmanagement.com)**

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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.