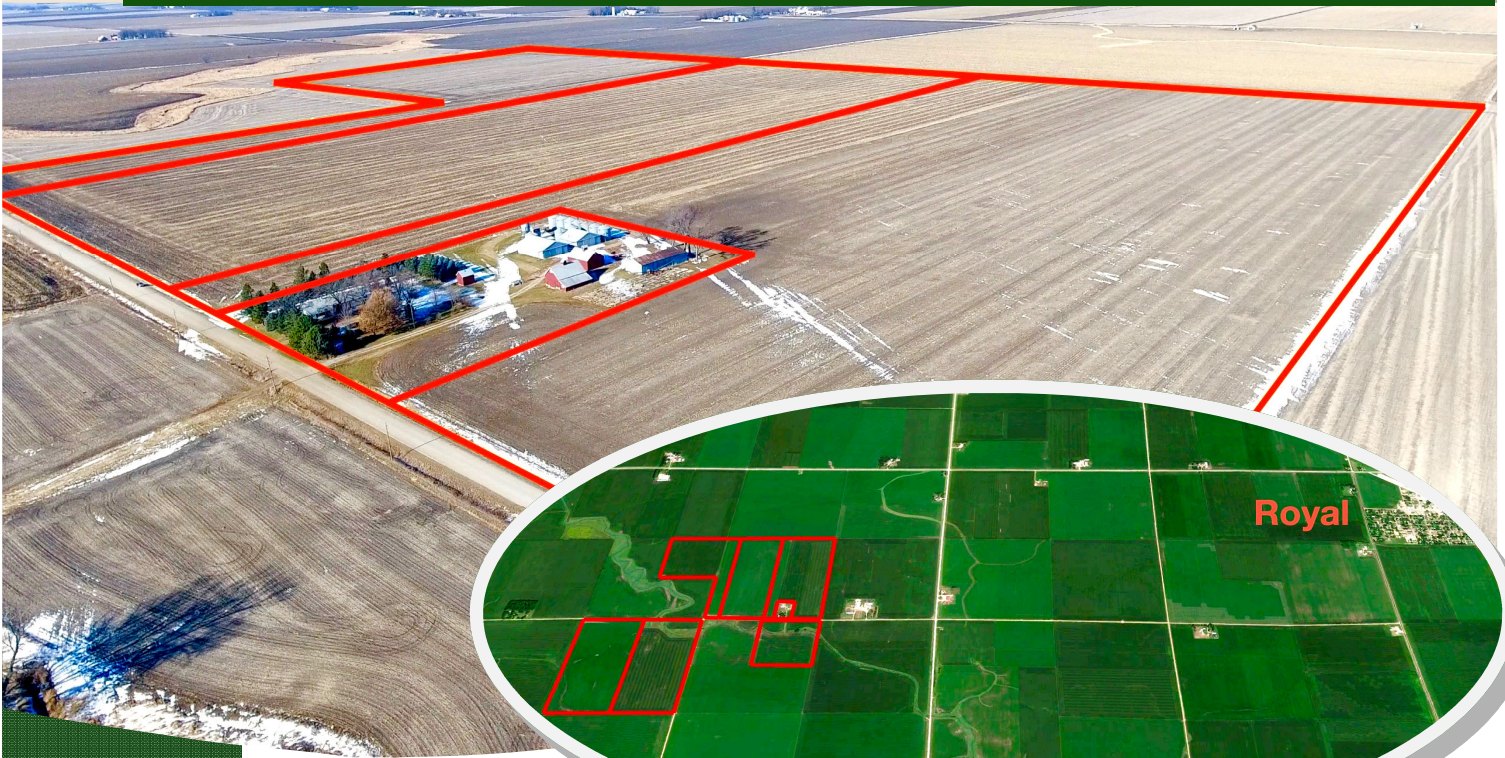


Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, February 23, 2018 at 10:00 A.M.



400 Acres m/l - Clay County, Iowa Selling in 7 Tracts

Sale Location: Royal Community Center, 302 Main Street, Royal, IA

Method of Sale: Successful bidder will have choice of Tracts 1-6 with Tract 7 (acreage) being sold immediately following.

Property Location: 2 miles west of Royal, Iowa on B40, 1 mile south on M27 and 1/2 mile west on 410th Street.

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

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Tract 7 - 5 Acres m/l

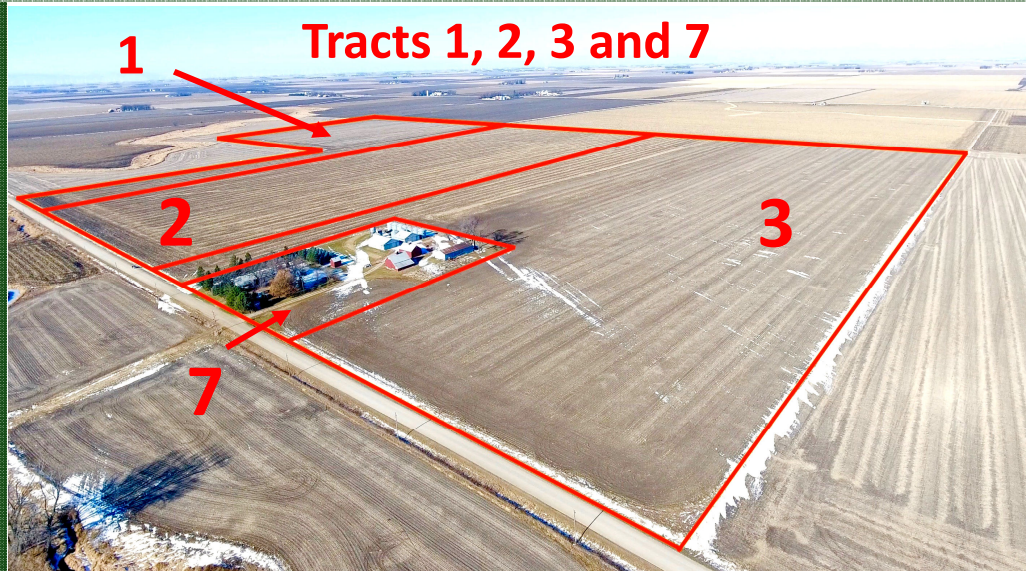
This acreage has been well cared for and features a 1472 sq. ft. ranch style home, attached two car garage, 42' x 42' steel utility building, 42' x 60' steel utility building, and (10) 4,000 bushel bins. It would make an excellent acreage for any buyer.

Legal Description: A 5 acre m/l tract of land in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Nine (9), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, IA. (Exact legal to be taken from survey.)

Real Estate Taxes: \$1,033

Open House Tuesday, February 6

4:30 - 6:00 PM



Tracts 1, 2, 3 and 7

Tract 1—60 Acres m/l

Legal Description: The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eight (8) and the West Three Hundred Thirty Feet (330') of the Southwest Quarter (SW $\frac{1}{4}$) of Section Nine (9), all in Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, IA.

Surety/AgriData Avg. CSR2: 93.9

Surety/AgriData Avg. CSR1: 77.6

Primary Soils: McCreath, Sac & Rushmore

Real Estate Taxes: \$1,717



Tract 2—60 Acres m/l

Legal Description: The East Nine Hundred Ninety Feet (990') of the West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Nine (9) Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 95

Surety/AgriData Avg. CSR1: 79.6

Primary Soils: McCreath, Gillett Grove, Rushmore & Sac

Tract 3—75 Acres m/l

Legal Description: The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Nine (9) Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, IA. Excluding a 5 acre acreage.

Surety/AgriData Avg. CSR2: 97.1

Surety/AgriData Avg. CSR1: 80.6

Primary Soils: McCreath, Sac & Gillett Grove

Real Estate Taxes: \$2,207

Tract 4



Tract 4 — 40 Acres m/l

Legal Description: The Northeast Quarter of the Northwest Quarter (NE ¼ NW ¼) of Section Sixteen (16) Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, IA.

Surety/AgriData Avg. CSR2: 78.3

Surety/AgriData Avg. CSR1: 68.6

Primary Soils: Colo, Fairhaven, Gillett Grove & May City

Real Estate Taxes: \$888

FSA Information

(Tracts 1-6 Combined)

Cropland: 378.04

Corn Base Acres: 191

Corn PLC Yield: 179 bu.

Soybean Base Acres: 185.80

Soybean PLC Yield: 48 bu.

Tracts 5 & 6



Tract 5—80 Acres m/l

Legal Description: The East Half of the Northeast Quarter (E½ NE ¼) of Section Seventeen (17) Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 90.2

Surety/AgriData Avg. CSR1: 75.4

Primary Soils: McCreath, Sac, Colo and Afton

Real Estate Taxes: \$2,024

Tract 6—80 Acres m/l

Legal Description: The West Half of the Northeast Quarter (W½ NE¼) of Section Seventeen (17) Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, IA.

Surety/AgriData Avg. CSR2: 94

Surety/AgriData Avg. CSR1: 78.6

Primary Soils: Colo, McCreath, Gillett Grove, Afton & Sac

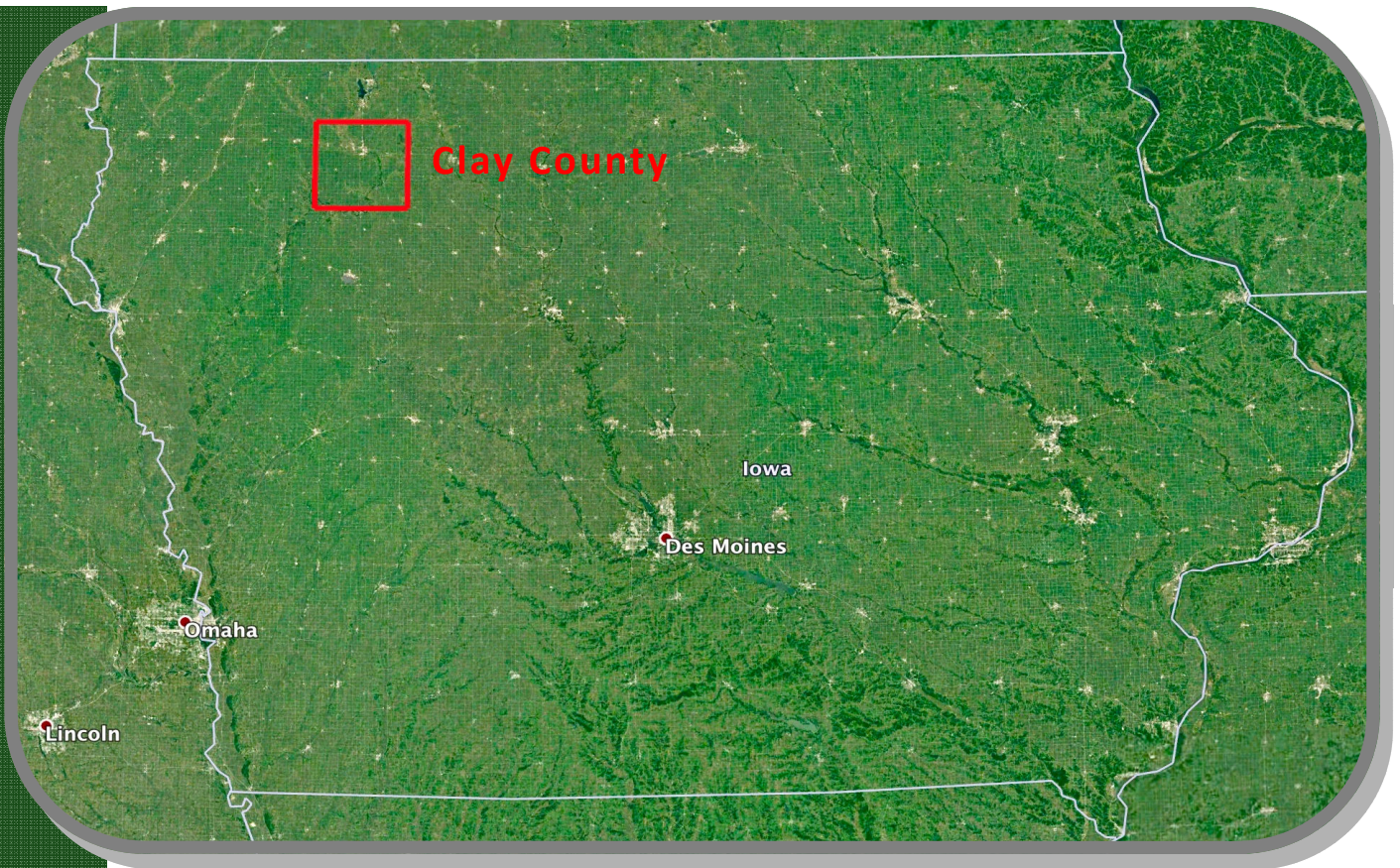
Real Estate Taxes: \$2,228

County Tile Map For Tracts 5 & 6



Highly Tillable Farms

All tracts to be surveyed prior to the auction date.



Auctioneer's Note: Attention land buyers & acreage buyers - opportunities like this rarely come along. Buyers will have their choice of 6 different tillable tracts of land. Acreage buyers will have the opportunity to purchase a well-built, well-cared for acreage with a very peaceful setting. The Brower farms are highly tillable with very productive soil types. These Royal area farms will prove to be an excellent investment for the long term whether you are a landlord or an owner operator. Make plans to attend this auction on February 23 , 2018.

Terms: 10% earnest money down day of sale. Balance due at closing on or before April 5, 2018. Real estate taxes to be prorated to December 31, 2017. Buyer of Tract 7 will be responsible to bring septic system to current Iowa code. Possession at closing, subject to a cash rent lease for 2018. All final bids are subject to approval of seller.

Maxine Brower Trust and Dale Brower Trust, Owners

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

Attorney: John Bjornstad • Bjornstad Law Office • Spirit Lake, Iowa

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW, Spencer, IA 51301

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Shane Brant • 712-301-4664

Mark Nothwehr • 712-260-2110

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.