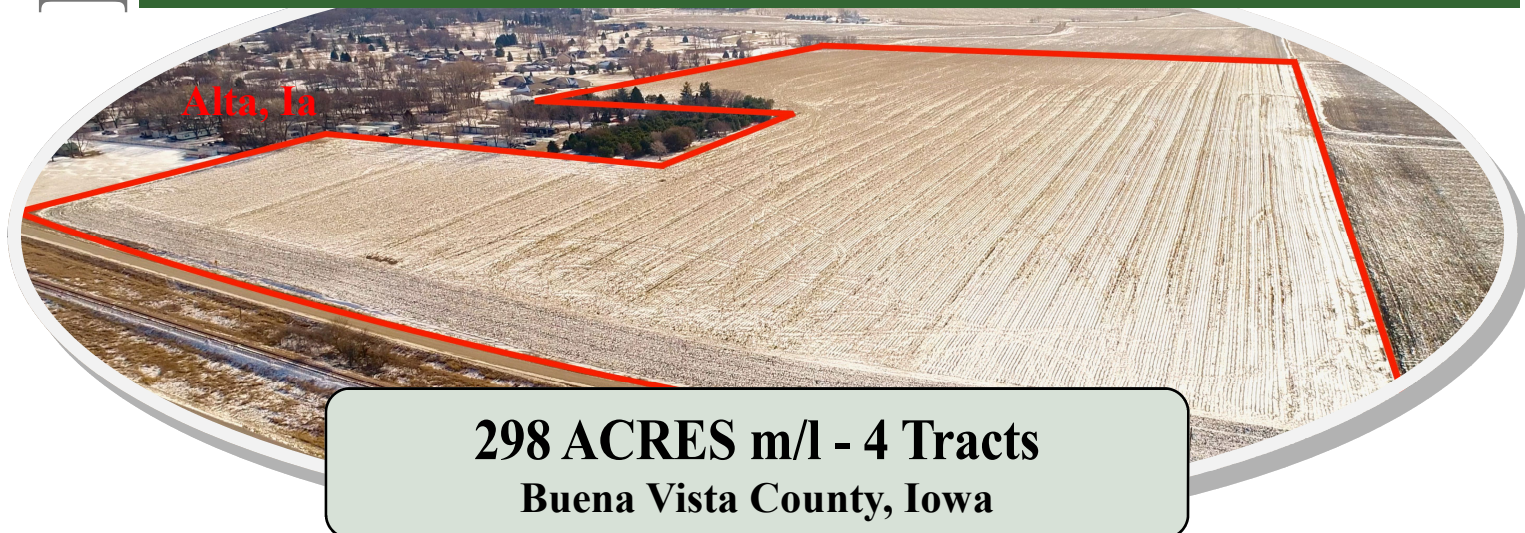


Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, February 22, 2018 at 10:00 A.M.



298 ACRES m/l - 4 Tracts
Buena Vista County, Iowa

Sale Location: Alta Community Center, 409 Highway 7, Alta, Iowa

Method of Sale: Successful bidder will have choice of Tract 1, Tract 2, Tract 3 & Tract 4.

Tract 1— 73 ACRES m/l

Property Location: Tract 1 is located on 580th Street just west of the city limits of Alta, Iowa.

Tract 1 Legal Description: Part of the West Half of the Northeast Quarter (Pt. W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty-seven (27), Township Ninety-One (91) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa. Exact legal to be taken from abstract.

Surety/AgriData Avg. CSR2: 95.4

Surety/AgriData Avg. CSRI: 74.1

Primary Soils: Sac, Primghar and Afton

Annual Real Estate Taxes: \$1,980

FSA Information:

Cropland Acres: 71.0 ac.

Corn Base 35.5 ac. **Corn PLC Yield:** 189 bu.

Soybean Base: 35.5 ac. **Soybean PLC Yield:** 50 bu.



Tract 2 - 80 ACRES m/l

Tract 2 Legal Description: The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-two (22), Township Ninety-two (92) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, Iowa

Surety/AgriData Avg. CSR2: 83.0

Surety/AgriData Avg. CSRI: 68.6

Primary Soils: Clarion, Nicollet, Webster, Hawick, Canisteo, Wadena and Colo

Annual Real Estate Taxes: \$1,920

Combined FSA Information for Tracts 2, 3 & 4:

Cropland Acres: 209.8 ac.

Corn Base: 104.4 ac. **PLC Yield:** 157 bu.

Soybean Base: 85.5 ac. **PLC Yield:** 42 bu.

Estimated Cropland Acres (including CRP): 78.84 acres

CRP Acres: .34 acres (est.)

Annual CRP Payment: \$63 (est.) **Contract Expiration Date:** 9/30/2020

See Reverse Side for Information on Tracts 3 & 4

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

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Land Auction

Thursday, February 22, 2018 at 10:00 A.M.

Property Location: Tracts 2, 3 & 4 are located 7 miles north of Storm Lake, IA on M44.

Tract 3 - 69.2 ACRES m/l

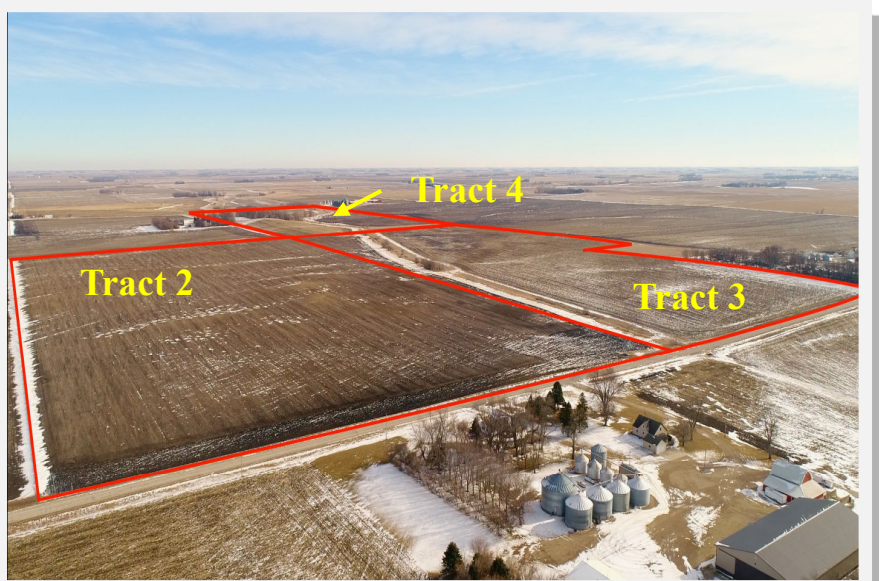
Tract 3 Legal Description: The South Half of the Southwest Quarter (S½ SW¼) of Section Twenty-two (22), Township Ninety-two (92) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, IA except a 6.41 acre and a 4.37 acre tract of land in the Southwest Corner of the Southwest Quarter.

Surety/AgriData Avg. CSR2: 75.3

Surety/AgriData Avg. CSRI: 65.6

Primary Soils: Clarion, Wadena, Colo, Webster, Nicollet, Storden and Canisteo

Annual Real Estate Taxes: \$1,444



Estimated Cropland Acres (including CRP): 63.69 acres
CRP Acres: 7.59 acres (est.)
Annual CRP Payment: \$1,417 (est.)
Contract Expires: 9/30/2020

Tract 4 - 75.6 ACRES m/l

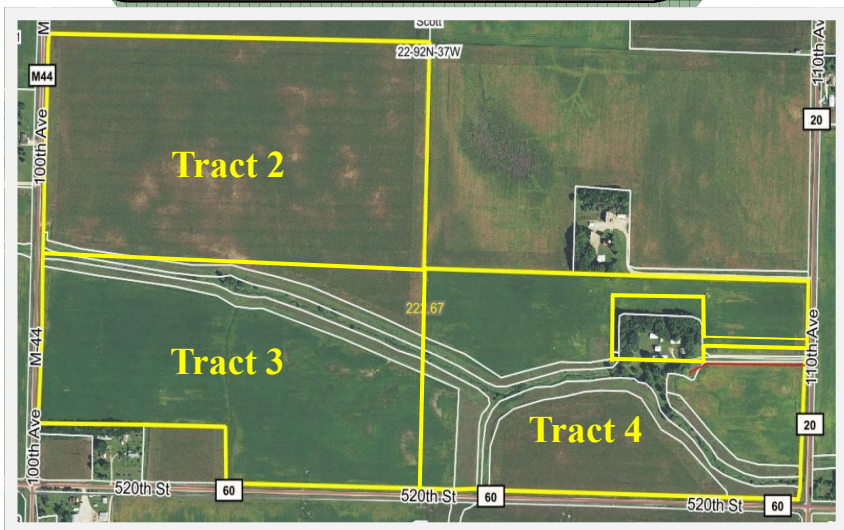
Tract 4 Legal Description: The South Half of the Southeast Quarter (S½ SE¼) of Section Twenty-two (22), Township Ninety-two (92) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, IA except a 4.36 acre tract.

Surety/AgriData Avg. CSR2: 73.9

Surety/AgriData Avg. CSRI: 62.5

Primary Soils: Clarion, Wadena, Calco, Colo, Storden, Webster, Estherville & Nicollet

Annual Real Estate Taxes: \$1,424



Estimated Cropland Acres (including CRP): 67.27 acres
CRP Acres: 10.87 acres (est.)
Annual CRP Payment: \$2,029 (est.)
Contract Expires: 9/30/2020

Auctioneer's Note: Farmers & Investors, here is a great opportunity to purchase 4 tracts of land in Buena Vista County. Tract #1 is a highly-tillable productive tract of farmland on the western edge of Alta, IA. Tracts 2-4 are a blend of tillable land and CRP acres. Don't miss your opportunity to purchase these productive tracts of farmland at public auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before March 23, 2018. Real estate taxes to be prorated to December 31, 2017. Possession upon closing subject to cash rent lease for 2018 crop year. All final bids are subject to approval of seller. Buyer to receive the 2018 cash rent.

Ginger Smith, Owner

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

Attorney: Dan Connell • Storm Lake, Iowa

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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.