

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, April 3, 2018 at 10:00 A.M.

80 ACRES - 2 Tracts

Meadow Township, Clay County, IA



Sale Location: Clay County Fair & Events Center, 800 W. 18th Street, Spencer, IA

Method of Sale: Tract 1 will be sold first with sale of Tract 2 immediately following.

Property Location: 3 miles east of Fostoria, IA on B14 and 1/2 mile south on 250th Avenue.



Tract 1 - 73 Acres

Tract 1 Legal Description: Part of the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Ten (10), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA.

Surety/AgriData Avg. CSR2: 55.8

Surety/AgriData Avg. CSR1: 59.7

Soils: Cylinder, Wadena and Biscay

Estimated Real Estate Taxes: \$1,528

FSA Information:

Cropland Acres: 73.70 ac.

Corn Base: 33.3 ac. PLC Yield: 132 bu.

Soybean Base: 33.3 ac. PLC Yield: 40 bu.

Tract 2 - 7 Acre Acreage

This tract includes an older, ranch-style home with outbuildings and mature grove of trees.

Tract 2 Legal Description: A 7 acre parcel in the Northwest Corner of the North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Ten (10), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA.

Estimated Real Estate Taxes: \$900

Auctioneer's Note: Attention land buyers, here is a great opportunity to purchase a highly tillable, affordable tract of farmland in Clay County, IA. The farmland is available for the 2018 crop season. Acreage buyers, pay attention to this one! You have options here - remodel or demolish and build new on a 7 acre tract of land with a mature grove. Make plans to attend this land and acreage auction.



For More Information Call Ben Hollesen 712-253-5779

Terms: 10% earnest money down day of sale. Balance due at closing on or before May 18, 2018. Real estate taxes to be prorated to December 31, 2017. Immediate possession of the farmland on sale day with 10% down. All final bids are subject to approval of seller.

Sylvia Ann Kindlespire Estate, Owner

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

Attorney: Christopher Bjornstad • Cornwall, Avery, Bjornstad and Scott • Spencer, IA

Midwest Land Management and Real Estate, Inc.

2506 11th Ave. SW, Spencer, IA 51301

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Shane Brant • 712-301-4664

www.midwestlandmanagement.com

& 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.