

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, April 5, 2018 at 10:00 A.M.



178.4 ACRES - 3 Tracts
Cherokee County, IA

Sale Location: Aurelia Community Center, 235 Main St., Aurelia, IA

Method of Sale: Successful bidder will have choice of Tract 1, Tract 2 and/or Tract 3.

Location of Tracts 1 & 2: 5½ miles south of Aurelia, IA on M21,
1 mile west on C63 & ½ mile south on U Ave.



Tract 1 - 72.4 Acres More or Less **Diamond Township, Cherokee County, IA**

Tract 1 Legal Description: The West Half of the Southwest Quarter (W½ SW¼) of Section Nine (9), Township Ninety (90) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa excluding a 4 acre tract and a 3.6 acre tract.

Estimated Cropland Acres: 69.89 ac.

Surety/AgriData Avg. CSR2: 96.8

Surety/AgriData Avg. CSRI: 73.8

Primary Soils: Galva, Primghar and Marcus

Annual Real Estate Taxes: \$2,066 (est.)

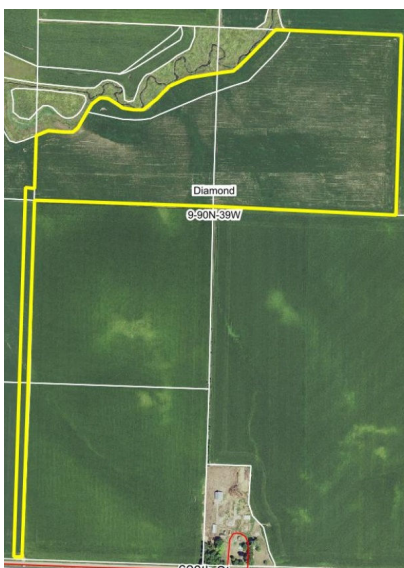
Tract 1 FSA Information:

Cropland Acres: 73.49 ac.

Corn Base: 39.6 ac. PLC Yield : 178 bu.

Soybean Base: 32.5 ac. PLC Yield: 52 bu.

Tract 2 - 69 ACRES More or Less **Diamond Township, Cherokee County, IA**



Tract 2 Legal Description: Part of the Southwest Quarter of the Northeast Quarter (Pt. SW¼ NE¼) AND part of the Southeast Quarter of the Northwest Quarter (Pt. SE¼ NW¼) in Section Nine (9), Township Ninety (90) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa plus 3.6 acres of deeded access.

Estimated Cropland Acres: 64.87

Surety/AgriData Avg. CSR2: 92.3

Surety/AgriData Avg. CSRI: 72

Primary Soils: Galva, Marcus, Coland, Colo-Judson, Colo & Primghar

Annual Real Estate Taxes: \$1,818 (est.)

Tract 2 FSA Information (Combined with adjacent tract)

Cropland Acres: 61.27 ac.

Corn Base: 32.8 ac. PLC Yield : 161.8 bu.

Soybean Base: 22.9 ac. PLC Yield: 43.7 bu.

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Tract 3 - 37 ACRES More or Less Diamond Township, Cherokee County, IA

Tract 3 Location: 5½ miles south of Aurelia, IA on M21 and 1½ miles west on C63.

Tract 3 Legal Description: The Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section Eight (8), Township Ninety (90) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa excluding a 3 acre tract.



FSA Information:

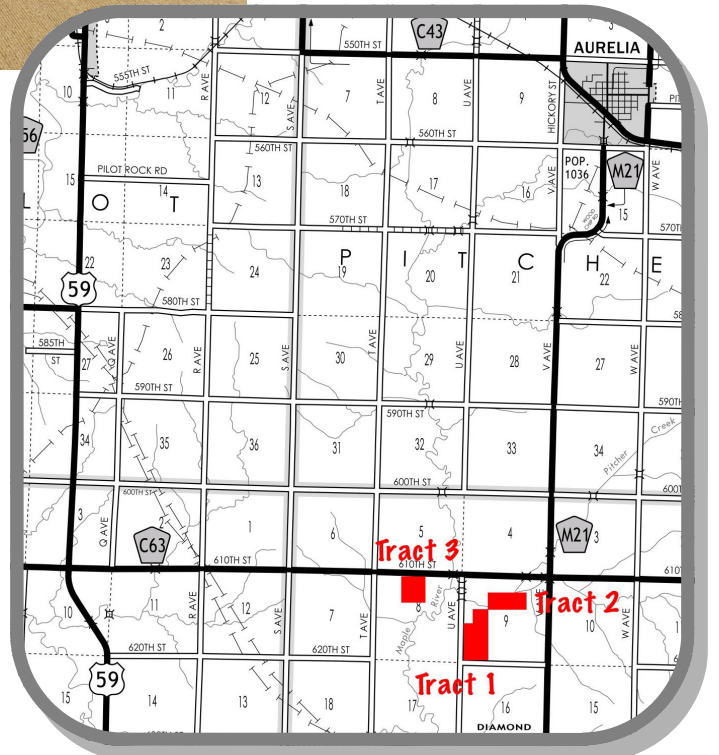
Cropland Acres: 35.53 ac.
Corn Base: 20.1 ac.
Corn PLC Yield: 178 bu.
Soybean Base: 15.4 ac.
Soybean PLC Yield: 52 bu.

Surety/AgriData Avg. CSR2: 87.6

Surety/AgriData Avg. CSRI: 59

Primary Soils: Galva, Colo-Judson, Primghar & Everly

Annual Real Estate Taxes: \$976



Auctioneer's Note: Land buyers, here is an excellent opportunity to purchase hard to find all-tillable tracts of productive farmland in Cherokee County. The Dubes farms have excellent soils and have been very well farmed and cared for. The farms have an open lease for the 2018 crop season. Come prepared to buy these high quality farms at public 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. Parcels 1 & 2 to be surveyed prior to the auction. Immediate possession for the 2018 crop season with 10% down. All final bids are subject to seller approval.

Millard Dubes Trust and Cleo M. Dubes, Owners

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

Attorney for Millard Dubes Trust: Gary Armstrong • Storm 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

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.