

Midwest Land Management and Clinton Jones

LAND

AUCTION

Wednesday, April 11, 2018 at 10:00 A.M.

109 Acres m/l

Twelve Mile Lake Twp, Sec. 35, Emmet County, IA & Lost Island Twp, Sec. 2, Palo Alto County, IA



Sale Location: American Legion, 212 W Robbins St., Graettinger, IA

Property Location: 3 miles west of Graettinger, IA on Bl 4 & 3/4 mile north on 390th Ave.

Legal Description: The North Half of the Northeast Quarter (N¹/₂ NE¹/₄) of Section Two (2), Township Ninety-seven (97) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, IA AND the Southwest Quarter of the Southeast Quarter (SW¹/₄ SE¹/₄) of Section Thirty-five (35), Township Ninety-eight North, Range Thirty-four (34) West of the 5th P.M., Emmet County, IA.



Surety/AgriData Avg. CSR2: 74.2

Surety/AgriData Avg. CSRI: 60.1

Primary Soils: Clarion, Nicollet, Storden, Okoboji, Spillville, Webster, Belview, & Omsrud-Storden

Annual Real Estate Taxes: \$2,290

FSA Information:

Cropland Acres including CRP: 79.04 ac.

Corn Base: 42.4 ac. PLC Yield : 154 bu.

Soybean Base: 17.2 ac. PLC Yield: 35 bu.

CRP Acres: 8.0 ac

Annual CRP Payment: \$1,167 (\$145.92 per acre)

Contract Expiration: 9/30/2022

Auctioneer's Note: Farmers, Investors & Outdoorsmen, don't miss your opportunity to purchase a blended farm at public auction. The Westfall farm offers a unique blend of farmland, CRP, pasture and recreational land all in one tract. What a great opportunity to enjoy farm income and recreation at the same time. These types of farms rarely come available. Make plans to attend the land auction in Graettinger.

Terms: Subject to cash rent lease for 2018. Buyer to receive 100% of the 2018 cash rent. 10% earnest money down day of sale. Balance due at closing on or before May 17, 2018. Real estate taxes to be prorated to December 31, 2017. Possession upon closing. All final bids are subject to approval of seller.

Orville Westfall Trust, Owner

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

Attorney: Earl Maahs • Maahs & Walleck • Spirit Lake, Iowa

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& 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.