

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, May 23, 2018 at 10:00 A.M.

38 ACRES More or Less

**Walnut Township, Section 26
Palo Alto County, IA**

Sale Location: The Shores at Five Island, 14 North Lawler Street, Emmetsburg, IA

Property Location: North of Osgood, Iowa city limits on 450th Avenue.

Legal Description: Blocks 1-15, S & M Addition to Osgood, Section Twenty-six (26), Township Ninety-seven (97) North, Range Thirty-three (33) West of the 5th P.M., Palo Alto County, Iowa laying Northeast of the railway tracks located in the Northeast Quarter of the Northeast Quarter (NE¹/₄ NE¹/₄) and the Northeast Quarter of the Southeast Quarter (NE¹/₄ SE¹/₄) containing 38 acres more or less.



Surety/AgriData Avg. CSR2: 44.8

Surety/AgriData Avg. CSRI: 56.7

Primary Soils: Wadena and Estherville

Real Estate Taxes: \$636

FSA Information:

Cropland Acres: 37.50 ac.

CRP Acres: 37.50 acres.

Annual Contract Payment: \$6,596 (\$175.90/acre)

Contract Expiration Date: 9-30-2020

Auctioneer's Note: Here is a very unique opportunity to purchase a smaller tract of land that is enrolled in the Conservation Reserve Program. The Wikert farm will provide good income with recreational opportunities. Very rarely do buyers get a chance to purchase smaller tracts of CRP land at public auction. Make plans to attend this sale.

For More Information Call Ben Hollesen 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before June 22, 2018. Real estate taxes to be prorated to date of possession. 2018 CRP payment to be prorated to the date of possession. All final bids are subject to approval of seller.

Tim and Kathy Wikert, Owners

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee, Steffen & Davis • Spencer, 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.