

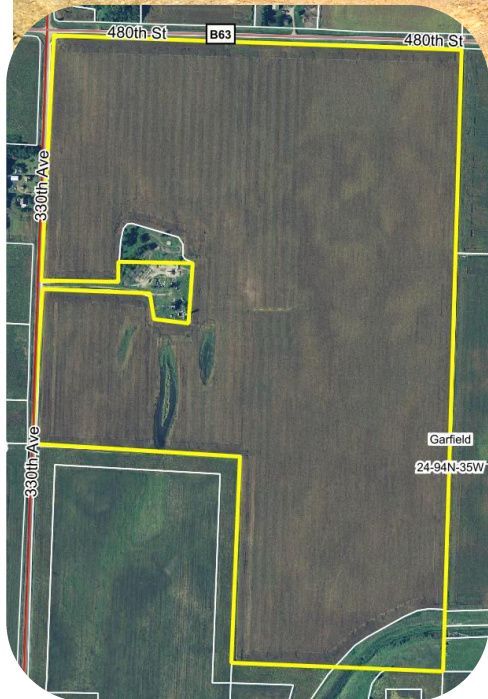
Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, May 10, 2018 at 10:00 A.M.



**197 ACRES** More or Less  
**Garfield Township, Clay County, IA**



**Sale Location:** Webb Community Center, 306 Church St., Webb, IA.

**Property Location:** 4 miles east of Webb, IA on B63.

**Legal Description:** The Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) and the Northeast Quarter of the Southwest Quarter (NE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>) of Section Twenty-four (24), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa except for a surveyed 3.3 acre acreage.

**Surety/AgriData Avg. CSR2:** 51.5

**Surety/AgriData Avg. CSRI:** 48.5

**Primary Soils:** Wadena, Cylinder, Dickinson, Sparta, Biscay & Clarion

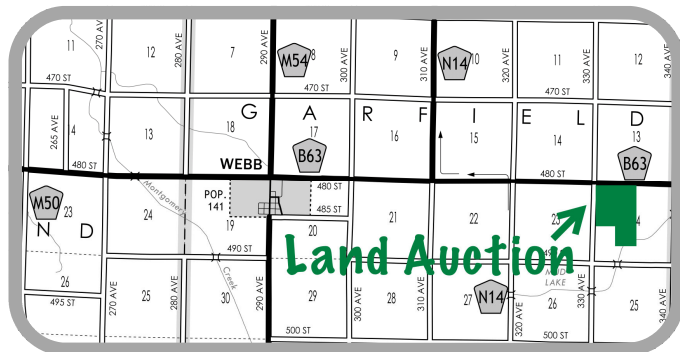
**Real Estate Taxes:** \$3,116

**FSA Information:**

Cropland Acres: 188.76 ac.

Corn Base: 92.90 ac. PLC Yield: 167 bu.

Soybean Base: 92.80 ac. PLC Yield: 45 bu.



**Auctioneer's Note:** Attention land buyers, here is an excellent opportunity to purchase a large contiguous tract of Clay County farmland. The Diehl farm is ideally located on blacktop B63, 4 miles east of Webb, IA. The farm has been very well managed and farmed and will prove to be a very good long term investment. We look forward to seeing you at the 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 June 25, 2018. Real estate taxes to be prorated to December 31, 2017. All final bids are subject to approval of seller. Property is leased for 2018 crop year with buyer to receive 100% of 2018 cash rent.

**Julia E. Allison, Susan J. Mitchell & James R. Diehl, Owners**

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

**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**

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**MIDWEST LAND**  
MANAGEMENT & REAL ESTATE, INC

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.