

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 1, 2018 at 10:00 A.M.



40 Surveyed Acres
Summit Township, Sec. 13
Clay County, Iowa

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

Property Location: 2 miles north of Spencer's north "Y" on Highway 71 and 1/4 mile west on 300th Street.

Legal Description: Parcel B located in the Southeast Quarter (SE 1/4), Section Thirteen (13), Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th PM, Clay County, Iowa.

Surety/AgriData Avg. CSR2: 88.1

Surety/AgriData Avg. CSRI: 72.3

Primary Soils: Wilmonton, Calco, Everly & Rushmore

Real Estate Taxes: \$1,308

FSA Information (combined with adjoining land):

Cropland Acres: 96.73 ac.

Corn Base: 40.00 ac. PLC Yield: 123 bu.

Soybean Base: 55.20 ac. PLC Yield: 32 bu.



Auctioneer's Note: Attention land buyers, here is an excellent opportunity to purchase a smaller tract of highly tillable farmland in Clay County. The Tripp farm has been very well managed and farmed over the years. The farm has reputation soils and will prove to be a solid long term investment to the new owner. Give us a call today to learn more about this property.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 7, 2018. Real estate taxes to be prorated to December 31, 2018. Farm has an open lease for the 2019 crop season. All final bids are subject to approval of seller.

Stanley Tripp, Owner

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

Attorney: John Bjornstad • Bjornstad Law Office • Spirit Lake, Iowa

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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.