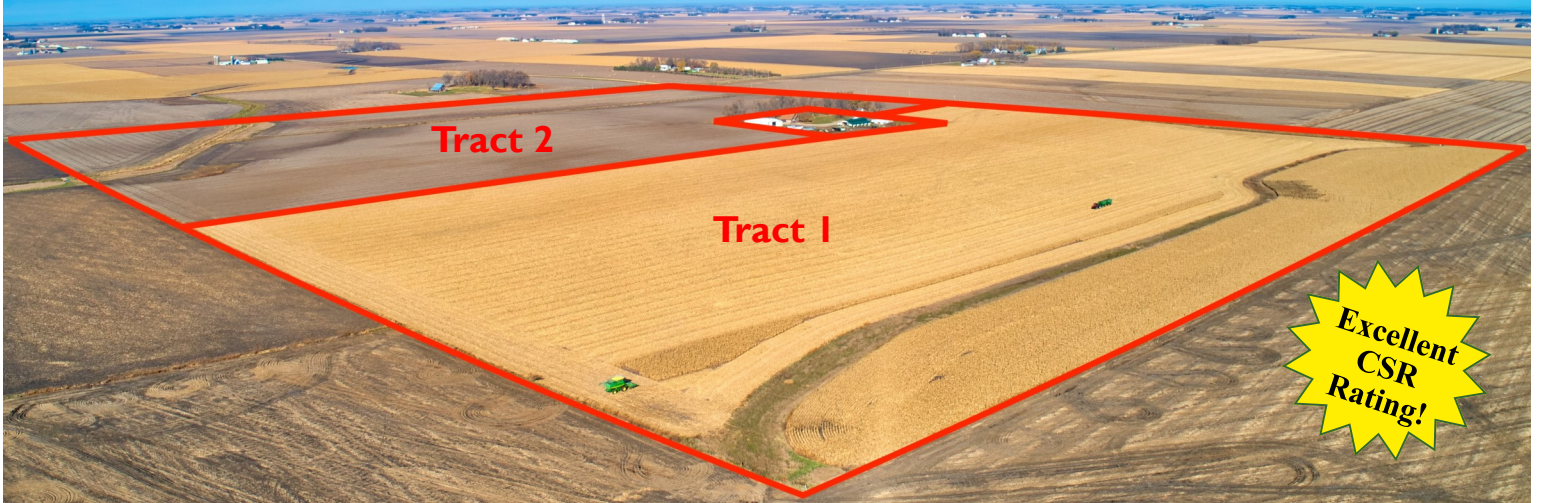


Midwest Land Management and Clinton Jones

# LAND AUCTION

Friday, November 30, 2018 at 2:00 P.M.

## 302 Acres m/l - 3 Tracts O'Brien County, Iowa



**Sale Location:** Laue Community Building 127 S. Main St., Paullina, Iowa

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

**Location of Tracts 1 & 2:** 5½ miles west of Paullina, IA on Highway 10 & ½ mile north on Nettle Ave.

**Tract 1 - 95 Acres** More or Less **Caledonia Township, O'Brien County, IA**



**Tract 1 Legal Description:** Part of the East Half of the Northwest Quarter (Pt. E½ NW¼) and the West Half of the West Half of the Northeast Quarter (W½ W½ NE¼), both in Section Three (3), Township Ninety-four (94) North, Range Forty-two (42) West of the 5th P.M., O'Brien County, Iowa.

**Surety/AgriData Avg. CSR2:** 94.6

**Surety/AgriData Avg. CSRI:** 74.4

**Soils:** Primghar, Galva, Marcus and Afton

**Annual Real Estate Taxes:** \$2,483 estimated

**Tract 1 CRP Information:**

- Contract 1 - 1.6 Acres, Annual Payment-\$555, Expiration Date - 9/30/2023
- Contract 2 - 2.45 Acres, Annual Payment-\$906, Expiration Date - 9/30/2025

**Auctioneer's Note:** Midwest Land Management is pleased to be offering the Stamer Family Trust farms at public auction. These farms have been well cared for over many years by the Stamer Family. This is a great opportunity to own a larger tract with a history of very high productivity. Make plans to attend this auction for an opportunity to purchase a piece of O'Brien county farmland that doesn't come around often.

**See Reverse Side for Information on Tracts 2 & 3.**

**Midwest Land Management and Real Estate, Inc.**

2506 11th Avenue SW • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

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

# Land Auction

Friday, November 30, 2018 at 2:00 P.M.

## Tract 2 - 102 Acres More or Less Caledonia Township, O'Brien County, IA

**Tract 2 Legal Description:** The West Half of the Northwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$ ) and Part of the West Half of the East Half of the Northwest Quarter (Pt. W $\frac{1}{2}$  E $\frac{1}{2}$  NW $\frac{1}{4}$ ), both in Section Three (3), Township Ninety-four (94) North, Range Forty-two (42) West of the 5th P.M., O'Brien County, Iowa except 6.1 acre acreage.

**Surety/AgriData Avg. CSR2:** 92.4

**Surety/AgriData Avg. CSRI:** 73.2

**Soils:** Galva, Primghar, Afton and Marcus

**Annual Real Estate Taxes:** \$2,530 estimated

### Combined FSA Information for Tracts 1 & 2:

Cropland Acres: 190.23

Corn Base: 94.6 acres PLC Yield: 179 bu.

Soybean Base: 85.09 acres PLC Yield: 47 bu.

### Tract 2 CRP Information:

Contract 1 - 3.41 acres, Annual Payment -\$1,260,  
Expiration Date-9/30/2025

Contract 2 - 3.07 acres, Annual Payment -\$1,050,  
Expiration Date-9/30/2026

## Tract 3 - 105 Acres More or Less Union Township, O'Brien County, IA

**Location of Tract 3:** 2 $\frac{1}{2}$  miles west of Paullina, IA on Highway 10 & 1 mile south on Oriole Ave.

**Tract 3 Legal Description:** The West 108 Acres of the North Fractional Half (N. Fr.  $\frac{1}{2}$ ) of Section Eighteen (18), Township Ninety-four (94) North, Range Forty-one (41) West of the 5th P.M., O'Brien County, Iowa except 3 acre acreage.



**Surety/AgriData Avg. CSR2:** 88

**Surety/AgriData Avg. CSRI:** 65.8

**Primary Soils:** Galva, Calco, Sac, Everly & Primghar

**Annual Real Estate Taxes:** \$2,666

### Tract 3 FSA Information:

Cropland Acres: 96.07

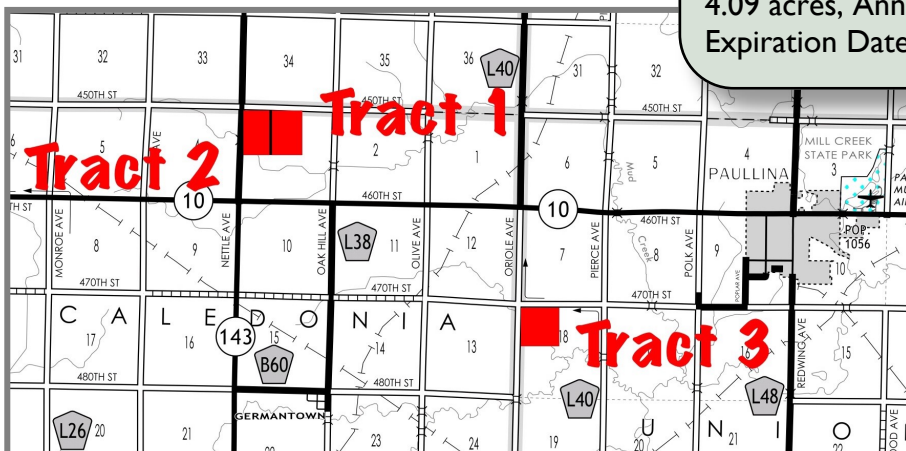
Corn Base: 53.1 acres PLC Yield: 181 bu.

Soybean Base: 30.1 acres PLC Yield: 50 bu.

### Tract 3 CRP Information:

4.09 acres, Annual Payment - \$1,346

Expiration Date: 9/30/2026



**All tracts  
have open  
lease for  
2019!**

**For More Information Call Shane Brant 712-301-4664**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before January 11, 2019. Real estate taxes to be prorated to December 31, 2018. Exact acres and legal of tracts 1 & 2 to be taken from survey prior to sale. Seller to retain all 2018 CRP payments; buyers will assume all CRP contracts for 2019 and beyond. All final bids are subject to seller approval.

**Stamer Family Trust, Owner**

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

**Midwest Land Management and Real Estate, Inc.**

**Ben Hollesen • 712-253-5779**

**Travis Johnson • 712-330-5345**

**Shane Brant • 712-301-4664**

**www.midwestlandmanagement.com**

**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.