

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, June 27, 2019 at 10:00 A.M.

79.3 Surveyed Acres
Logan Township, Clay County, IA

Online
Bidding
Available!

Sale Location: Greenville Community Center, 225th Ave, Greenville, Iowa

Property Location: 3 miles east of Gillett Grove, IA on County Blacktop B53.

Legal Description: Parcel E in the Southwest Quarter of Section Twenty-two (22), Township Ninety-five (95) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 82.7

Surety/AgriData Avg. CSRI: 71.5

Primary Soils: Clarion, Webster, Wadena, Okoboji & Nicollet

Real Estate Taxes: \$2,370

FSA Information:

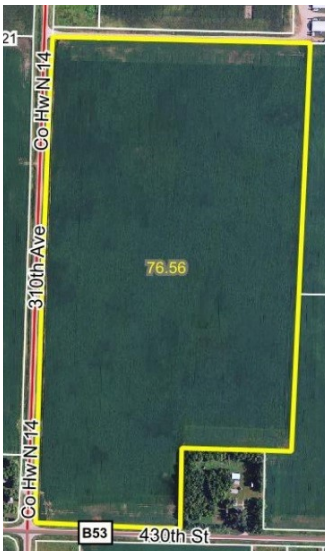
Cropland Acres: 76.56 ac.

Corn Base: 46.2 ac.

Corn PLC Yield: 162 bu.

Soybean Base: 30.3 ac.

Soybean PLC Yield: 45 bu.



Auctioneer's Note: Attention Land Buyers, here is an excellent opportunity to purchase a productive, highly-tillable Clay County farm. This farm is conveniently located at the intersection of two hard-surfaced roads, County Blacktops N14 & B53, in eastern Clay County. Drainage outlets are in place, provided by Drainage District 25, and some private tile has been added. This land has been well cared for and is in a good state of fertility. While the lease is open for 2020, there has been a top quality operator in place who would provide an excellent tenant in the future if needed.

Online bidding also available at www.midwestlandmanagement.com!

For More Information Call Travis Johnson at 712-330-5345.

Terms: 10% earnest money down day of sale. Balance due at closing on or before November 1, 2019. Real estate taxes to be prorated to December 31, 2019. Seller to retain the landlord share of the 2019 crop. Full possession to be granted at the earlier of the completion of 2019 crop harvest or at the expiration of the current lease on 2/28/20, whichever comes first. All final bids are subject to seller approval.

H & M Tree Farm LLC, Owner

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

Attorney: Lisa Steffen • Montgomery, Barry, Bovee, Steffen & Davis • Spencer, Iowa

Midwest Land Management and Real Estate, Inc.

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www.midwestlandmanagement.com

& 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.