

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, August 6, 2019 at 10:00 A.M.

276 Acres m/l

Great Oak Township, Palo Alto County, IA



**Open
Lease for
2020!**

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

Property Location: 3 miles east of Ayrshire, Iowa on B53.

Legal Description: The Northwest Quarter (NW¹/₄) and the West Half of the Northeast Quarter (W¹/₂ NE¹/₄) and the Northeast Quarter of the Northeast Quarter (NE¹/₄ NE¹/₄) EXCEPT 3.33 surveyed acres in the Northwest Quarter of the Northwest Quarter, all in Section Twenty (20), Township Ninety-five (95) North, Range Thirty-three West of the 5th P.M., Palo Alto County, Iowa. Full legal description of excepted 3.33 acres as listed on the survey available on our website.



Surety/AgriData Avg. CSR2: 85.9

Surety/AgriData Avg. CSRI: 77.5

Primary Soils: Nicollet, Canisteo, Webster & Clarion

Real Estate Taxes: \$8,160

FSA information:

Cropland Acres: 261.06 ac.

Corn Base: 195.75 ac. PLC Yield: 172 bu.

Soybean Base: 63.29 ac. PLC Yield: 54 bu.

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

Terms: 10% earnest money will be due on the day of the sale. Balance due at closing on or before December 6, 2019. Real estate taxes to be prorated to December 31, 2019. Property to be sold "AS IS—WHERE IS" subject to any easements of record or encroachments upon the property that may exist. Possession to be granted at closing subject to tenant's rights of current lease set to expire February 29, 2020. The lease is open for the 2020 cropping season. Sale is subject only to court approval.

Susan Guge, Kassel Enterprises, Inc. & Kassel Farms, Inc. • Owners
Court Appointed Referee: Abby L. Walleck • Maahs & Walleck • Spirit Lake, IA
Auctioneers: Ben Hollesen 712-253-5779 • 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

Zach Anderson • 712-298-1606

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.