

Midwest Land Management and Clinton Jones

LAND

# AUCTION

Tuesday, November 26, 2019 at 10:00 A.M.

## 77 Acres m/l in Clay County, IA



**Sale Location:** Spencer Golf & Country Club, 2200 W. 18th Street, Spencer, IA

**Property Location:** 1 1/2 miles east of Langdon, Iowa on B17 and 1 mile north on 270th Avenue.



**Legal Description:** The South Half of the Southwest Quarter (S 1/2 SW 1/4) of Section Twelve (12), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa excluding a 3.5 acre m/l acreage.

**Surety/AgriData Avg. CSR2:** 70

**Primary Soils:** Colo, Clarion, Wadena, Nicollet & Biscay

**Annual Real Estate Taxes:** \$1,556 estimated

**FSA Information:**

Cropland Acres: 67.68 ac.

Corn Base: 24.92 ac.      Corn PLC Yield: 149 bu.

Soybean Base: 10.78 ac.      Soybean PLC Yield 42 bu.

**Auctioneer's Note:** This farm is a great opportunity to own a smaller, affordable tract of Clay County farmland. This is a blended farm with both row crop production and an area for recreational hunting. This farm will provide a great opportunity for anyone looking to own farmland.

**For more information call Shane Brant • 712-301-4664 or Ben Hollesen • 712-253-5779**

**Online bidding available at [www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before December 27, 2019. Real estate taxes to be prorated to December 31, 2019. Acreage & farm to be surveyed prior to auction. All final bids are subject to seller approval.

**Matt Schueneman, Owner**

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

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

**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](http://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.