

LAND AUCTION

Tuesday, December 3, 2019 at 10:00 A.M.

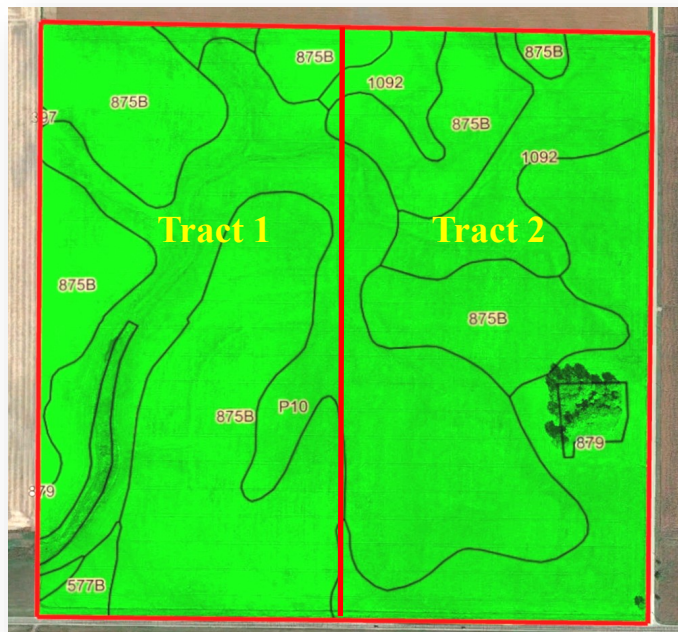
160 Acres m/l - 2 Tracts Waterford Township, Clay County, IA



Sale Location: Hap Ketelsen Community Center, 203 N. Main St., Everly, IA

Property Location: 1 mile north of Everly, Iowa on M27 and 1 mile west on Highway 18.

Method of Sale: Successful bidder will have choice of tracts 1 and/or 2.



Tract 1 • 80 Acres m/l

Legal Description: The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-nine (29), Township Ninety-seven (97) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, IA.

Surety/AgriData Avg. CSR2: 81.7

Soils: Roine, Afton, Everly, Gillett Grove & Fostoria

Annual Real Estate Taxes: \$2,002

Tract 2 • 80 Acres m/l

Legal Description: The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-nine (29), Township Ninety-seven (97) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, IA.

Surety/AgriData Avg. CSR2: 86.8

Soils: Fostoria, Afton, Roine & Gillett Grove

Annual Real Estate Taxes: \$2,080



FSA Information for Tracts 1 & 2 Combined:

Cropland Acres: 151.0 ac.

Corn Base: 74.7 ac. Corn PLC Yield: 161 bu.

Soybean Base: 74.7 ac. Soybean PLC Yield: 45 bu.

Auctioneer's Note: Midwest Land Management is pleased to offer the Webster farms at public auction. These Clay County farms are located along U.S. Highway 18 and close to local grain markets. The Webster farms feature very productive soils and CSR2 ratings of 81.7 and 86.8. Both farms have an open lease for 2020. We look forward to seeing you at the auction. Online bidding is also available at www.midwestlandmanagement.com.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 10, 2020. Real estate taxes to be prorated to December 31, 2019. Seller to retain 100% of the 2019 cash rent. All final bids are subject to seller approval.

Steven Webster, Owner

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

Midwest Land Management and Real Estate, Inc.

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