

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, November 19, 2019 at 10:00 A.M.

## 139.44 Surveyed Acres - 3 Tracts Clay County, IA



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

**Method of Sale:** Successful bidder will have choice of tracts 1 and/or 2.  
Tract 3 will be sold immediately following.

**Location:** 3 miles north of Spencer, Iowa on Highway 71 & 1 mile east on 290th Street.

### Tract 1- 61.89 Surveyed Acres Meadow Township, Clay County, IA

**Legal Description:** Part of the North Half of the North Half (N $\frac{1}{2}$  N $\frac{1}{2}$ ) of Section Seventeen (17), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th. PM, Clay County, Iowa. Exact legal to be taken from survey & abstract.



**Surety/AgriData Avg. CSR2:** 89.1  
**Surety/AgriData Avg. CSRI:** 70.1  
**Soils:** Everly, Letri & Wilmonton  
**Estimated Annual Real Estate Taxes:** \$2,028

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

Cropland Acres: 131.67 ac.  
Corn Base: 82.9 ac. PLC Yield: 170 bu.  
Soybean Base: 46.2 ac. PLC Yield: 47 bu.

**See reverse side for information on Tracts 2 & 3.**

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

**Auctioneer's Note:** Land buyers, here is your chance to purchase two tracts of highly tillable farmland with excellent soils in a very prosperous neighborhood. The farms have been well farmed and maintained by the Gould family and would make an excellent long-term investment. Acreage buyers, here's your opportunity to purchase a nice acreage ideally located between Spencer and the Iowa Great Lakes. The acreage features a very nice ranch style home with several outbuildings for machinery, vehicles and 4H projects.

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

2506 11th Avenue SW, Spencer, IA 51301

**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.

# Land Auction

Tuesday, November 19, 2019 at 10:00 A.M.

## Tract 2 - 71.08 Surveyed Acres Meadow Township, Clay County, IA

**Legal Description:** Part of the South Half of the North Half (Pt. S $\frac{1}{2}$  N $\frac{1}{2}$ ) of Section Seventeen (17), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey & abstract.

**Surety/AgriData Avg. CSR2:** 89.4

**Surety/AgriData Avg. CSR1:** 70.7

**Soils:** Letri, Everly, Wilmonton & Rushmore

**Estimated Annual Real Estate Taxes:** \$2,413



## Tract 3 - 6.47 Surveyed Acres Meadow Township, Clay County, IA

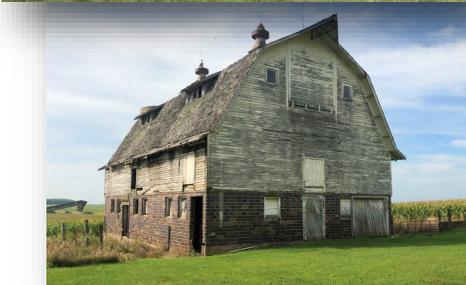
**Property Address:** 2920 230th Avenue, Spencer, IA



### Acreage Features:

- 1620 sq. ft. ranch style home
- 3 bedrooms, 2 Bathrooms
- Situated on 6 acres m/l
- Multiple outbuildings including a 45' x 54' steel utility shed, grain storage & 40' x 60' livestock barn

**Est. Annual Real Estate Taxes:** \$1,483



**For more information call Ben Hollesen 712-253-5779.**

**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. Farmland has an open lease for the 2020 crop season. Sellers to retain 100% of the 2019 farm income. All final bids are subject to seller approval.

**Arla Ann Gould Estate, Owner**

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

**Attorneys:** Barry Sackett • Sackett Law Firm • Spencer, IA

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