

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, December 5, 2019 at 10:00 A.M.

118.43 Surveyed Acres Emmet County, IA



Sale Location: Gruver City Hall, 1st Avenue, Gruver, Iowa

Property Location: 1/2 mile north of Dolliver, IA on Country Road N52 & 2 1/2 miles west on 120th Street.



Legal Description: Part of the Southwest Quarter (Pt. SW 1/4) of Section Eighteen (18), Township One Hundred North, Range Thirty-two (32) West of the 5th P.M., Emmet County, Iowa containing 118.43 surveyed acres. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2 for 106.23 Tillable Acres: 81.3

Surety/AgriData Avg. CSR2 for 7.92 Pasture Acres: 54.8

Primary Soils: Nicollet, Clarion, Canisteo, Webster & Blue Earth

Annual Real Estate Taxes: \$3,800



FSA Information:

Cropland Acres: 113.76 ac.

Corn Base: 78.22 ac. Corn PLC Yield: 143 bu.

Soybean Base: 26.08 ac. Soybean PLC Yield 38 bu.

Auctioneer's Note: Midwest Land Management is pleased to be selling this farm as one continuous tract at public auction. The south 94 acres of tillable land carry over aa 85 CSR2 with high quality soils. Don't miss this opportunity as farms do not come up for sale in this area often.

For more information call Shane Brant • 712-301-4664

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. Farm has an open lease for 2020. All final bids are subject to seller approval.

**Amber Tucker, Cindy Mulligan, Paula Gellert, Nikki Lamak
& Penny Abel, Owners**

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

Attorney: John Edman • Edman & Edman Law Firm • Fairmont, MN

Midwest Land Management and Real Estate, Inc.

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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.