

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, December 17, 2019 at 10:00 A.M.

117.75 Surveyed Acres - 2 Tracts

Riverton Township, Clay County, IA



Sale Location: Spencer Golf & Country Club, 2200 West 18th Street, Spencer, IA

Property Location: 2½ miles west of the intersection of Highways 18 & 71 in south Spencer & ½ mile north on 200th Avenue.

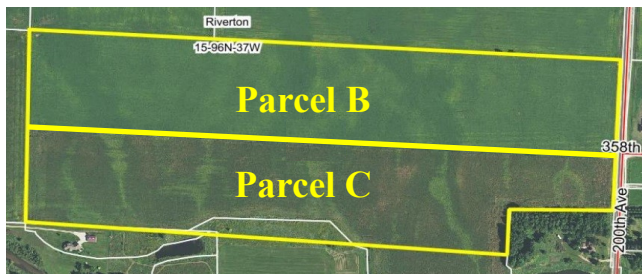
Parcel B • 59.56 Surveyed Acres

Legal Description: Part of the South Half (Pt. S½) of Section Fifteen (15), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 56.7

Soils: Wadena, Cylinder & Biscay

Annual Real Estate Taxes: \$1,235 (estimated)



Parcel C • 58.19 Surveyed Acres

Legal Description: Part of the South Half (Pt. S½) of Section Fifteen (15), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 56.7

Soils: Wadena, Cylinder & Biscay

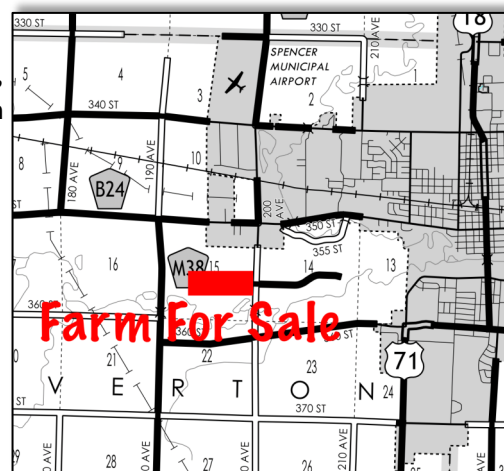
Annual Real Estate Taxes: \$1,209 (estimated)

FSA Information for Tracts 1 & 2 combined with adjoining tract:

CRP Acres: 122.45 acres

Annual CRP Payment: \$32,082

CRP Contract Expiration date: 9/30/27



Auctioneer's Note: Attention land buyers, here is an excellent opportunity to purchase two smaller tracts of farmland within eyesight of Spencer. The Viedenkamp farms are located on a hard-surfaced road on Spencer's west bypass and could easily be on the path of future growth and development.

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 30, 2020. Real estate taxes to be prorated to December 31, 2019. All final bids are subject to seller approval.

Mark and Lynda Viedenkamp, Owners

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

Attorney: John Bjornstad • Bjornstad Law Office • Spirit Lake, IA

Midwest Land Management and Real Estate, Inc.

Ben Hollesen • 712-253-5779 | Travis Johnson • 712-330-5345

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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.