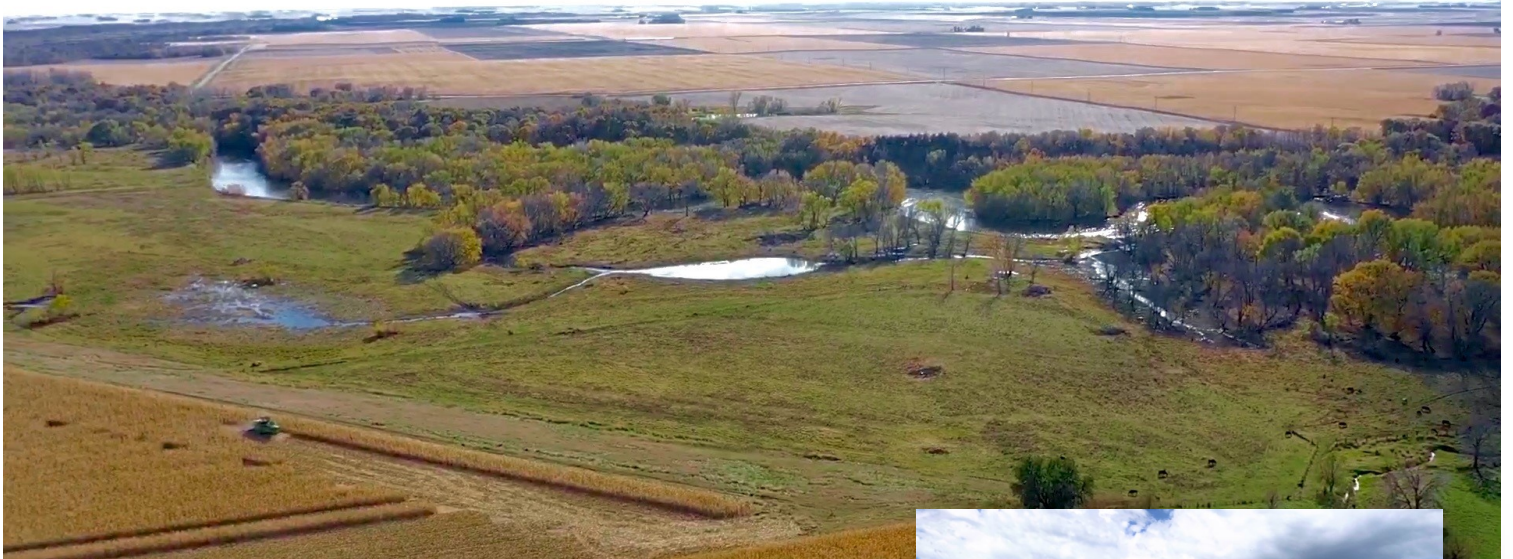


Midwest Land Management

LAND AUCTION

Online Only-Bidding Ends March 6, 2020 at 5:00 P.M.

84 Acres w/1—Timber and Pasture

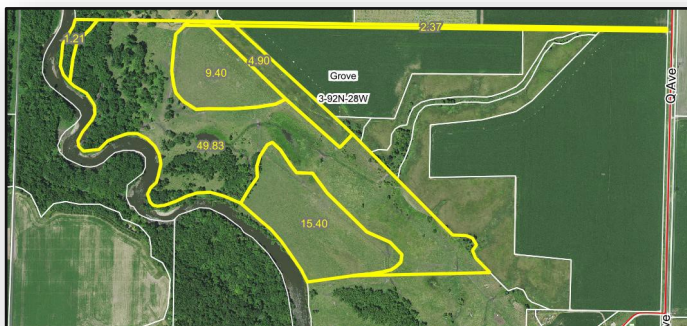


Property Location: 8 miles northeast of Humboldt, IA.

Legal Description: A tract of land containing 84 acres more or less located in Section Three (3) of Township Ninety-two (92) North, Range Twenty-eight West of the 5th PM, Humboldt County, Iowa. Exact legal to be taken from abstract.

FSA Cropland Acres: 24.8 acres

Real Estate Taxes: \$1,174



To bid online visit <https://midwestlandmanagement.hibid.com>

Terms: 10% earnest money will be due on the day of the sale. Balance due at closing on or before April 7, 2020. Real estate taxes to be prorated to December 31, 2019. All final bids are subject to seller approval.

Thomas and Joan Kellner, Owners

For More Information Call Zach Anderson at 712-298-1606.

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

MIDWEST LAND
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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.

Online Auction Only - Bidding Ends March 6, 2020 at 5:00 P.M.



Auctioneer's Note: Outdoor Enthusiasts, don't miss your opportunity to purchase a beautiful piece of Iowa timber/tillable farmland. Conveniently located along the East Fork of the Des Moines River, this farm is a hunter's paradise. Along with the 4.9 acres currently enrolled in CRP and an annual payment of \$660, this farm appears to meet eligibility requirements for additional programs within the farm bill offering potential to meet your personal goals while improving profitability.



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