Sale Location: American Legion, 225 Main Street, Melvin, Iowa

Property Location: 3 miles north of Melvin, Iowa on L50 and 4 1/4 east on A34.

Legal Description: The East Half of the Northwest Quarter (E½ NW¼) of Section Twelve (12), Township Ninety-eight (98) North, Range Forty (40) West of the 5th P.M., Osceola County, Iowa excluding parcels A & B. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 92.9
Surety/AgriData Avg. CSR1: 76.5

Soils: Everly, Wilmonton & Letri

Real Estate Taxes: $2,292

FSA information:
- Corn Base: 32.6 ac.   PLC Yield: 177 bu.
- Soybean Base: 32.6 ac. PLC Yield: 48 bu.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before May 8, 2020. Real estate taxes to be prorated to December 31, 2019. Farmland has an open lease for the 2020 crop season. All final bids are subject to seller approval.

Deric and Amber DenHartog, Owners

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

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

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.