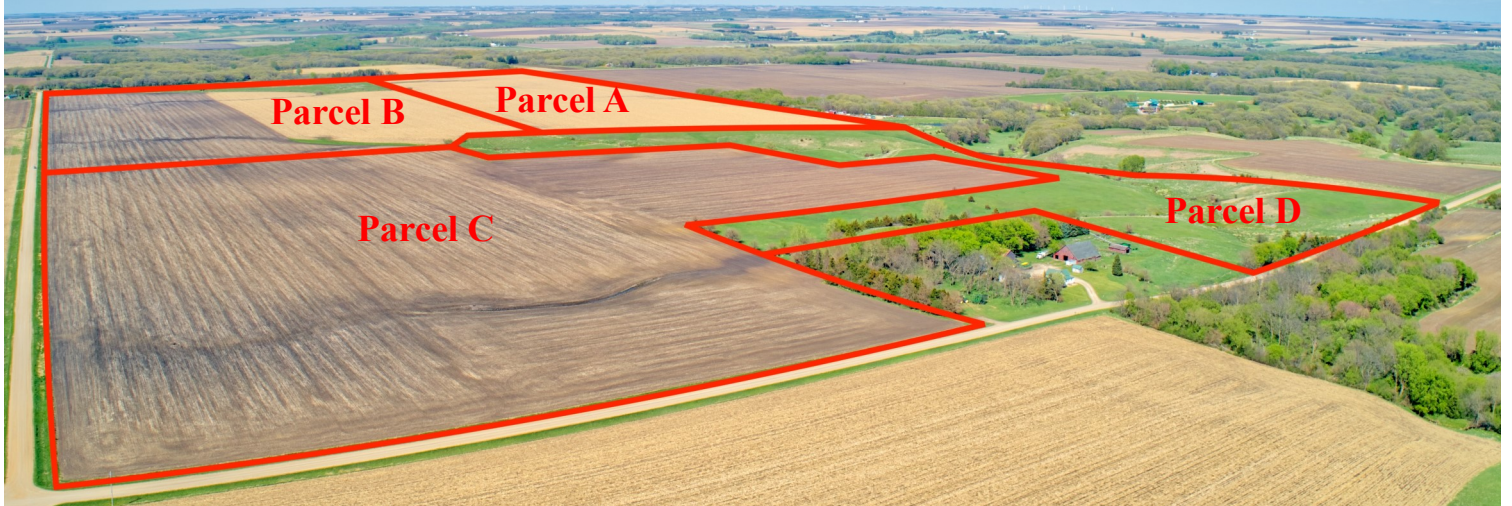


Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, June 24, 2020 at 10:00 A.M.

## 326.6 Acres - 4 Parcels Clay County, IA



**Sale Location:** American Legion, 200 Main Street, Sioux Rapids, Iowa

**Method of Sale:** Successful bidder will have choice of Parcels A, B, C and/or D.

**Property Location:** 2 miles north of Sioux Rapids, Iowa on Highway 71 and 1½ miles east on 500th Street.

### Parcel A - 68.95 Surveyed Acres • Herdland Township, Clay County, IA

**Legal Description:** Parcel A located in the West Half (W½) of Section Twenty-nine (29), Township Ninety-four (94) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.



**Est. Cropland Acres:** 68.24

**AgriData Avg. CSR2:** 94.7

**Primary Soils:** Ransom, Sac, McCreath, Everly & Moneta

**Annual Real Estate Taxes:** \$1,991 (estimated)

#### FSA Information for Parcels A-D Combined

Cropland Acres: 246.87 ac.

Corn Base: 124.90 ac.

Corn PLC Yield: 161 bu.

Soybean Base: 121.90 ac.

Soybean PLC Yield: 50 bu.

**See reverse side for information on Parcels B-D.**

**Auctioneer's Notes:** Attention Land Buyers- Make plans to attend the Struve Family Heirs Land Auction. The Struve farm has something for everyone. Parcels A & C are highly tillable, productive tracts of Iowa farmland with excellent soils and CSR2 ratings of 94.7 respectively. Parcel B is currently a blend of tillable and pastureland; the pastureland could easily be converted to tillable land and the entire parcel has great soils with a CSR2 rating of 91.8. Parcel D contains 50.03 acres of hard to find pastureland. These farms have been in the Struve family for 100+ years; now is your opportunity to purchase these high quality parcels of productive land.

### 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

Wednesday, June 24, 2020 at 10:00 A.M.

## Parcel B - 124.92 Surveyed Acres • Herdland Township, Clay County, IA



**Legal Description:** Parcel B located in the West Half (W $\frac{1}{2}$ ) of Section Twenty-nine (29), Township Ninety-four (94) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA. Exact legal to be taken from survey.

**Cropland Acres:** 98.48 (estimated)

**AgriData Avg. CSR2 for Cropland Acres:** 91.8

**AgriData Avg. CSR2 for Cropland & Pasture Acres:** 91.9

**Primary Soils:** Ransom, Sac, Gillett Grove & McCreath

**Annual Real Estate Taxes:** \$3,534 (estimated)

## Parcel C - 82.70 Surveyed Acres • Herdland Township, Clay County, IA

**Legal Description:** Parcel C located in the West Half (W $\frac{1}{2}$ ) of Section Twenty-nine (29), Township Ninety-four (94) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

**Cropland Acres:** 80.15 (estimated)

**AgriData Avg. CSR2:** 94.7

**Primary Soils:** McCreath, Sac & Ransom

**Annual Real Estate Taxes:** \$2,315 (estimated)



## Parcel D - 50.03 Surveyed Acres • Herdland Township, Clay County, IA



**Legal Description:** Parcel D located in the West Half (W $\frac{1}{2}$ ) of Section Twenty-nine (29), Township Ninety-four (94) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

**Annual Real Estate Taxes:** \$1,104 (estimated)

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

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

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before November 19, 2020. Real estate taxes to be prorated to December 31, 2020. Sellers to retain 100% of 2020 cash rent. All final bids are subject to seller approval.

## Struve Farm Heirs, Owners

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

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

2506 11th Avenue SW, Spencer, IA 51301

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