

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, June 17, 2020 at 10:00 A.M.

80 Acres m/l Clay County, IA

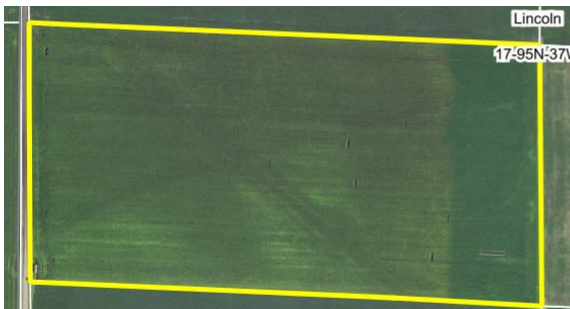
Outstanding
Soils!



Sale Location: Mugge Seed Shed, 4185 190th Avenue, Greenville, Iowa

Property Location: 1 1/2 miles east of Royal, Iowa on B40 then 1 1/2 miles south on 170th Ave.

Legal Description: The North Half of the Southwest Quarter (N 1/2 SW 1/4) of Section Seventeen (17), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.



Surety/AgriData Avg. CSR2: 94.1
Surety/AgriData Avg. CSRI: 78.2
Primary Soils: Gillett Grove and McCreath
Annual Real Estate Taxes: \$2,286



FSA Information:

Cropland Acres: 79.45 ac.
Corn Base: 53.1 ac. Corn PLC Yield: 123 bu.
Soybean Base: 20.3 ac. Soybean PLC Yield: 39 bu.

Auctioneer's Note: Attention Land Buyers, here is your opportunity to purchase one of the best farms in Clay County. The Morrow farm has excellent soil types and is located in the heart of production agriculture. The farm has county tile on three sides of the farm and is located in drainage districts 69 and 27. The county tile map is available on our website. Make plans to attend this auction and come prepared to buy a great farm.

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 12, 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.

Shirley J. Morrow Trust, Rebecca Adams & Cindy Kaus, Owners

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

Midwest Land Management and Real Estate, Inc.

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& 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.