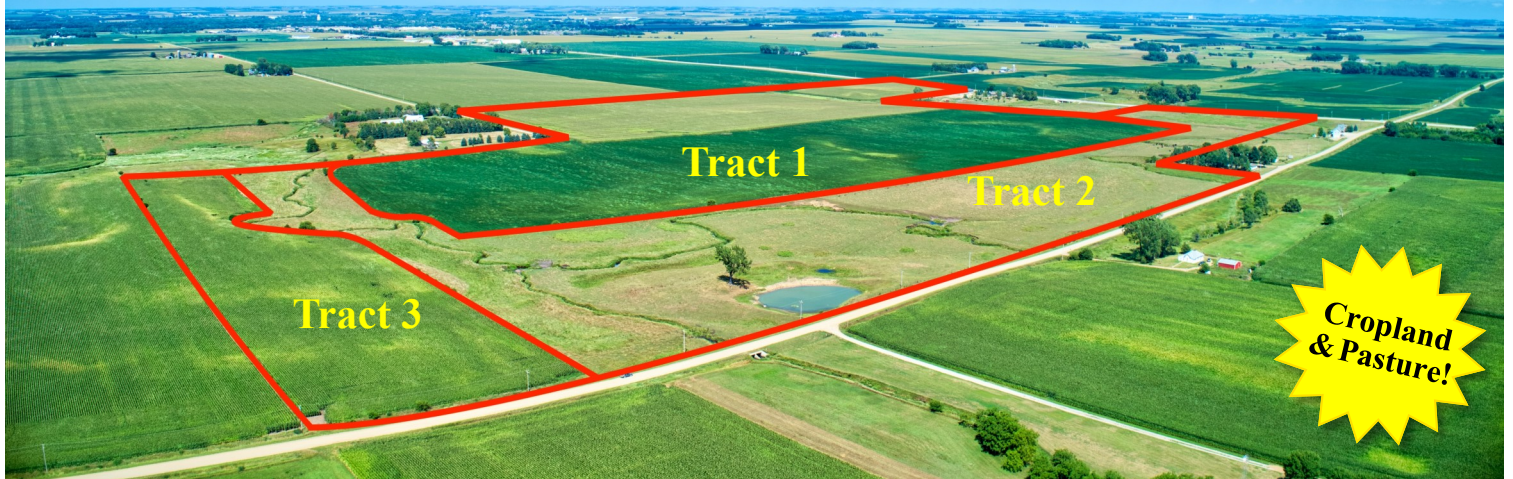


Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, September 17, 2020 at 10:00 A.M.

184.62 Surveyed Acres - 3 Tracts



Sale Location: Clay County Regional Events Center, 800 W. 18th Street, Spencer, Iowa

Method of Sale: Tract 1 will be sold first with sale of Tracts 2 & 3 immediately following.

Property Location: 2.5 miles south of Spencer, Iowa on Highway 71.

Tract 1-114.23 Surveyed Acres • Riverton Township, Clay County, IA

Legal Description: Part of the Southwest Quarter (Pt. SW $\frac{1}{4}$) of Section Thirty-six (36) and Part of the East Half of the Southeast Quarter (Pt. E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty-five (35) all in township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA. Exact legal to be taken from survey.



Estimated Cropland Acres: 113.61

Surety/AgriData Avg. CSR2: 85.5

Primary Soils: Everly, Letri, Colo & Wilmonton

Estimated Annual Real Estate Taxes: \$3,549

FSA Information for Tracts 1-3 Combined

Corn Base: 74.50 ac.

Corn PLC Yield: 142 bu.

Soybean Base: 35.60 ac.

Soybean PLC Yield: 43 bu.

Online bidding also available at www.midwestlandmanagement.com!

See reverse side for information on Tracts 2 & 3.

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

& 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

Thursday, September 17, 2020 at 10:00 A.M.

Tract 2 - 58.47 Surveyed Acres • Riverton Township, Clay County, IA



Legal Description: Part of the Southwest Quarter (Pt. SW¹/₄) of Section Thirty-six (36) and Part of the East Half of the Southeast Quarter (Pt. E¹/₂ SE¹/₄) of Section Thirty-five (35) all in Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA. Exact legal to be taken from survey.

Pasture Acres: 58.47

Surety/AgriData Avg. CSR2: 74.6

Soils: Colo, Everly, Everly-Moneta, Wilmonton & Moneta

Estimated Annual Real Estate Taxes: \$1,258

Tract 3 - 11.92 Surveyed Acres • Riverton Township, Clay County, IA

Legal Description: Part of the East Half of the Southeast Quarter (Pt. E¹/₂ SE¹/₄) of Section Thirty-five (35), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA. Exact legal to be taken from survey.

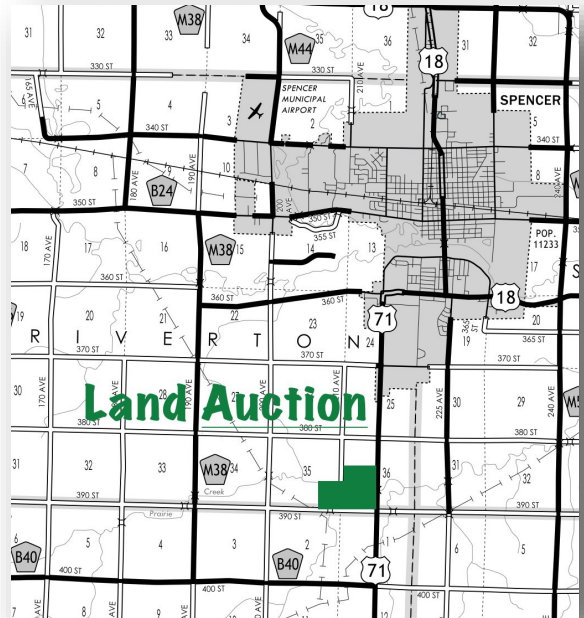


Cropland Acres: 12.38

Surety/AgriData Avg. CSR2: 84.3

Soils: Everly, Colo & Letri

Estimated Annual Real Estate Taxes: \$319



Auctioneer's Notes: Land buyers, here is an excellent opportunity to purchase tillable farmland and pastureland south of Spencer. The tillable farmland has excellent soils and will prove to be a very solid land investment. Pasture is getting harder and harder to find. Prairie Creek meanders through the pasture and will provide an ample water source for livestock. The lease is open for the 2021 crop season. All tracts will be sold based on surveyed acres. We look forward to seeing you at the auction.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 3, 2020. Real estate taxes to be prorated to December 31, 2020. Sellers to retain 100% of 2020 income. All final bids are subject to seller approval.

Ferne Schuller Estate, Owner

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

Attorney: Christopher Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, IA

Midwest Land Management and Real Estate, Inc.

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