

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 12, 2020 at 10:00 A.M.

142 Acres m/l • Clay County, IA



Sale Location: Ruthven Social Center, 1503 Rolling Street, Ruthven, Iowa

Property Location: 8 miles east of Langdon, Iowa on County Road B17.

Legal Description: The Northeast Quarter (NE¹/₄), Section Twenty-four (24), Township Ninety-seven (97) North, Range Thirty-five (35) West of the 5th PM., Clay County, Iowa excluding the west 80 acres.

Surety/AgriData Avg. CSR2 on 115.26 Cropland Acres: 83.4

Surety/AgriData Avg. CSR2 on 22.6 Pastureland Acres: 79.6

Soils: Webster, Clarion, Nicollet, Okoboji, Omsrud-Storden & Harps

Annual Real Estate Taxes: \$3,846

FSA Information:

Cropland Acres: 115.26 ac.

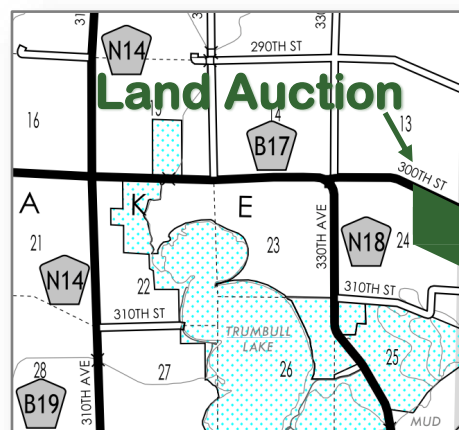
Corn Base: 60.47 ac. Corn PLC Yield: 140 bu.

Soybean Base: 48.55 ac. Soybean PLC Yield: 43 bu.

CRP Acres: 1.90 ac.

Annual CRP Payment: \$516 (\$271.45/ac.)

Contract Expiration Date: 9/30/2027



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 22, 2020. Real estate taxes to be prorated to December 31, 2020. Farm to be sold with an open lease for the 2021 crop season. All final bids are subject to seller approval.

David Sampson Revocable Trust, Owner

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

Attorney: John Bjornstad • Bjornstad Law Office • Spirit Lake, Iowa

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.