

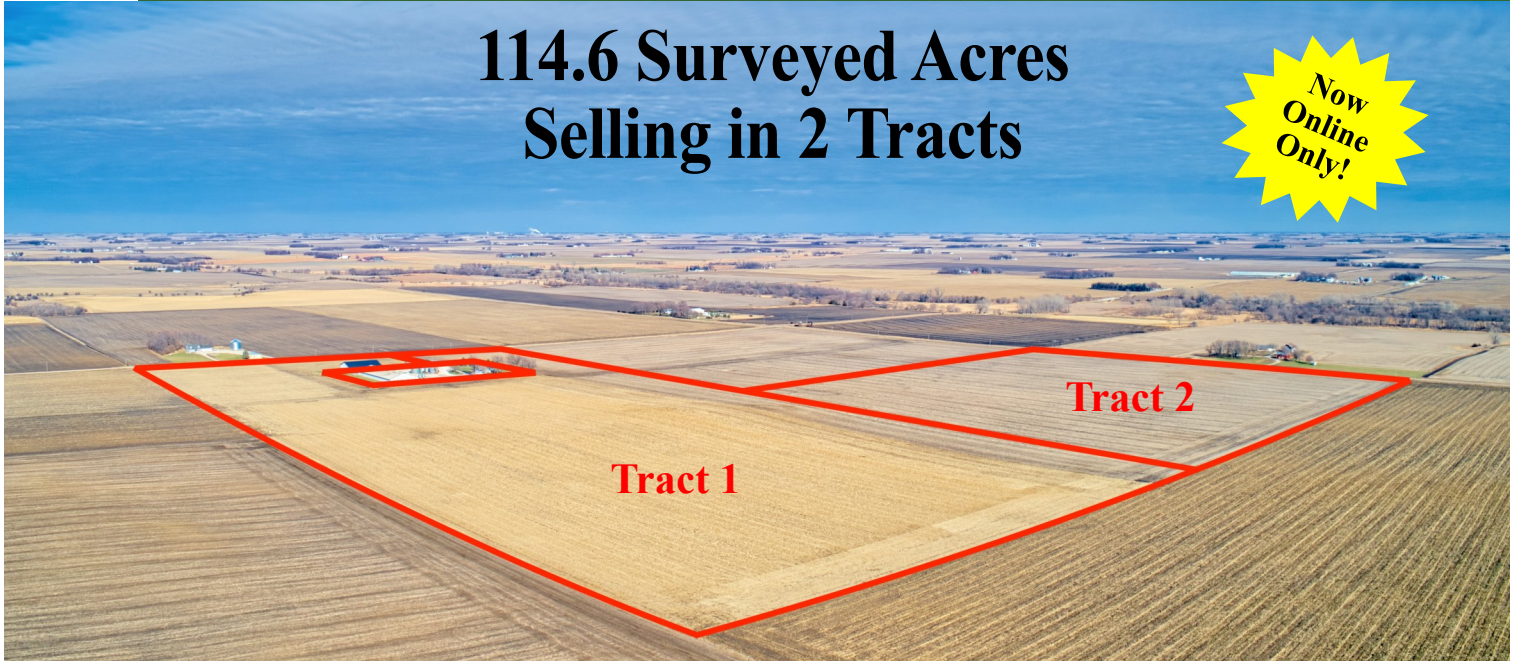
Midwest Land Management and Clinton Jones

LAND AUCTION

Virtual Online Auction - December 16 at 10:00 AM

**114.6 Surveyed Acres
Selling in 2 Tracts**

**Now
Online
Only!**



Tract 1 - 74.61 Surveyed Acres • Providence Twp., Buena Vista County, IA

Location: 8 miles east of Storm Lake, Iowa on 610th Street.

Legal Description: Part of the West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Eleven (11), Township Ninety (90) North, Range Thirty-six (36) West of the 5th P.M., in Buena Vista County, Iowa except a 5.34 acre parcel in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$). Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 85.2

Surety/AgriData Avg. CSRI: 76.9

Soils: Nicollet, Webster, Clarion, Wadena, Canisteo & Okoboji

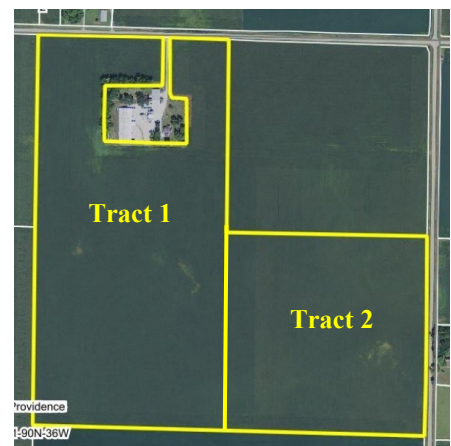
Annual Real Estate Taxes: \$2,140

FSA Information for Tracts 1 & 2 Combined:

Cropland Acres: 111.9 ac.

Corn Base: 83.92 ac. Corn PLC Yield: 162 bu.

Soybean Base: 27.98 ac. Soybean PLC Yield: 55 bu.



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

Note: Previously scheduled to be held at the Knights of Columbus Hall, this auction has been changed to a virtual online auction and will take place on Wednesday, December 16 at 10:00 am with a live auctioneer. Please register to bid prior to December 16 by visiting www.midwestlandmanagement.com and following the "Bid Online" link. Bids can be placed prior to the auction or live during the auction.

Francis P. Koch Estate, Owner

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

Attorney: Mark T. Cornish • Stern, Diehl, Cornish & Jensen • Storm Lake, Iowa

Midwest Land Management and Real Estate, Inc.

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Shane Brant • 712-301-4664

Zach Anderson • 712-298-1606

www.midwestlandmanagement.com

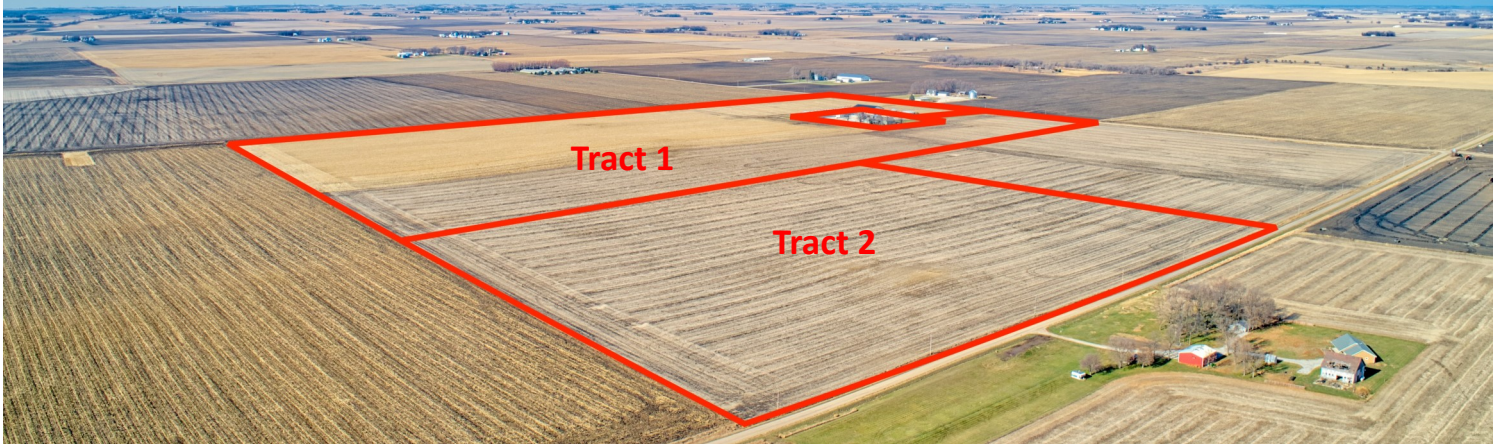
MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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, December 16, 2020 at 10:00 A.M.

114.6 Surveyed Acres Selling in 2 Tracts



Tract 2 - 39.99 Surveyed Acres • Providence Twp., Buena Vista County, IA

Location: 8½ miles east of Storm Lake, Iowa on 610th Street and ¼ mile south on 180th Avenue.

Tract 2 Legal Description: The Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section Eleven (11), Township Ninety (90) North, Range Thirty-six (36) West of the 5th P.M. in Buena Vista County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 83.9

Surety/AgriData Avg. CSR1: 76.3

Primary Soils: Nicollet, Canisteo, Webster, Okoboji, Clarion & Storden

Annual Real Estate Taxes: \$1,116



Auctioneer's Notes: Attention Land Buyers, here is a great opportunity to purchase productive farmland in Buena Vista County, Iowa. The Koch farm is being offered in two separate tracts, 39.99 acres and 74.61 acres. Don't miss your opportunity to purchase hard-to-find, highly tillable tracts of farmland.

To bid online visit www.midwestlandmanagement.com

If you have questions regarding online bidding, please call ~

Ben Hollesen 712-253-5779 • Travis Johnson 712-330-5345 • Shane Brant 712-301-4664

Zach Anderson 712-298-1606 or our office at 712-262-3110

Method of Sale: Successful bidder will have a choice of Tract 1, Tract 2 or both tracts.

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 28, 2021. Real estate taxes to be prorated to December 31, 2020. All final bids are subject to seller approval.

Francis P. Koch Estate, Owner

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Attorney: Mark T. Cornish• Stern, Diehl, Cornish & Jensen • Storm Lake, Iowa

Midwest Land Management and Real Estate, Inc.

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