

Midwest Land Management and Clinton Jones

LAND AUCTION

Virtual Online Auction - December 22 at 10:00 AM

80 Acres m/l
Buena Vista County, IA

**Now
Online
Only!**



Property Location: 2¼ miles south of Sioux Rapids, Iowa on Highway 71, 3 miles east on Highway 10 and 1½ miles south on County Road M50.

Legal Description: The North Half of the Southwest Quarter (N½ SW¼) of Section Thirty-four (34), Township Ninety-three (93) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa.

Surety/AgriData Avg. CSR2: 38.1

Surety/AgriData Avg. CSRI: 32.4

Soils: Estherville, Talcot, Okoboji & Rolfe

Annual Real Estate Taxes: \$1,138

FSA Information:

Cropland Acres: 72.1 ac.

Corn Base: 34 ac. Corn PLC Yield: 141 bu.

Soybean Base: 34 ac. Soybean PLC Yield: 41 bu.



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

Previously scheduled to be held at the American Legion in Sioux Rapids, this auction has been changed to a virtual online auction and will take place on Tuesday, December 22 at 10:00 am with a live auctioneer. Please register to bid prior to the auction by visiting www.midwestlandmanagement.com and following the "Bid Online" link.

Terms: 10% earnest money down day of sale. Balance due at closing on or before February 2, 2021. Real estate taxes to be prorated to December 31, 2020. Farm has an open lease for the 2021 crop season. Buyer responsible to bring septic to current Iowa code. All final bids are subject to seller approval.

**Chad Breyfogle, Jeremy Breyfogle, Lucinda Ringgenberg, Andrea Rambo,
Patrick Risinger, Jane Masee & Karen Campney, Owners**

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

Attorney: Nola Jensen • Stern, Diehl, Cornish & Jensen • Albert City, Iowa

Midwest Land Management and Real Estate, Inc.

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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.