

Midwest Land Management and Clinton Jones

# LAND AUCTION

Virtual Online Auction - January 14 at 10:00 AM

**227.7 Acres m/l  
Selling in 2 Tracts**



**Location:** 1 ¼ miles south of Sioux Rapids, Iowa on Highway 71 and 4 miles east on 450th Street.

**Tract 1 - 154.7 Acres m/l • Lee Township, Buena Vista County, IA**

**Legal Description:** The Southwest Quarter of Section Fourteen (14), Township Ninety-three (93) North, Range Thirty-six (36) West of the 5th PM in Buena Vista County, IA EXCEPT for 5.3 acre (m/l) acreage in the Southwest Quarter of the Southwest Quarter.

**Surety/AgriData Avg. CSR2:** 86.2

**Surety/AgriData Avg. CSRI:** 76.7

**Soils:** Clarion, Webster, Nicollet, Canisteo, Okoboji and Harps

**Annual Real Estate Taxes:** \$3,837 (estimated)

**FSA Information:**

Cropland Acres: 150.6 ac.

Corn Base: 76.2 ac.     Corn PLC Yield: 164 bu.

Soybean Base: 74.4 ac.   Soybean PLC Yield: 49 bu.



**For more information call Shane Brant • 712-301-4664**

**Gladyce Vail Trust & Harold Vail Trust, Owners**

**Trustee:** Citizens 1st National Bank • Storm Lake, Iowa

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

**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

Thursday, January 14, 2021 at 10:00 A.M.

## 227.7 Acres m/l Selling in 2 Tracts



### Tract 2 - 73 Acres m/l • Lee Township, Buena Vista County, IA

**Location:** 1¼ mile south of Sioux Rapids, Iowa on Highway 71 and 3½ miles east on 450th Street.

**Tract 2 Legal Description:** The North Half of the Northeast Quarter (N½ NE¼) of Section Twenty-two (22), Township Ninety-three (93) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa EXCEPT for a 6 acre parcel in the Northwest Quarter of the Northeast Quarter.

**Surety/AgriData Avg. CSR2:** 86.7

**Surety/AgriData Avg. CSRI:** 77.2

**Primary Soils:** Nicollet, Clarion, Canisteo, & Waldorf

**Annual Real Estate Taxes:** \$1,867 (estimated)

#### FSA Information:

Cropland Acres: 72 ac.

Corn Base: 36.7 ac.      Corn PLC Yield: 164 bu.

Soybean Base: 34.6 ac.      Soybean PLC Yield: 49 bu.

**Auctioneer's Notes:** This is a great opportunity to choose a larger or smaller piece of farmland in Buena Vista County. The farm offers excellent soils and has very gentle rolling slopes. Don't miss this online opportunity where you can bid from any location.

**To bid online visit [www.midwestlandmanagement.com](http://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. Real estate taxes to be prorated to December 31, 2020. Farm is subject to cash lease for the 2021 crop year. Buyer to receive 100% of 2021 cash rent payments. Acreages to be surveyed off prior to sale. All final bids are subject to court approval. Closing and possession pending court approval.

## Gladyce Vail Trust & Harold Vail Trust, Owners

**Trustee:** Citizens 1st National Bank • Storm Lake, Iowa

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

### Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW, Spencer, IA 51301

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MANAGEMENT

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