

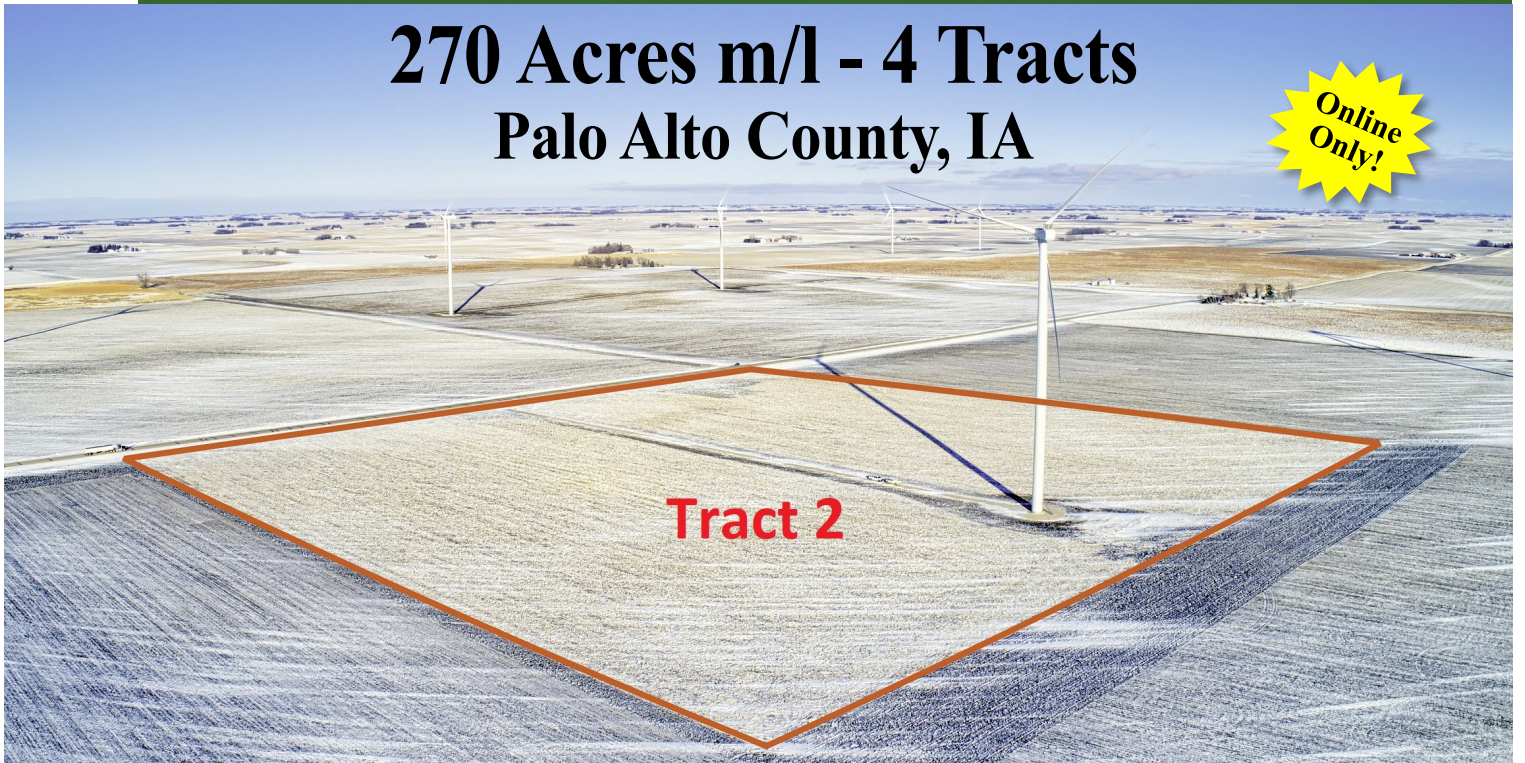
Midwest Land Management and Clinton Jones

LAND AUCTION

Virtual Online Auction - February 3 at 10:00 AM

270 Acres m/l - 4 Tracts
Palo Alto County, IA

**Online
Only!**

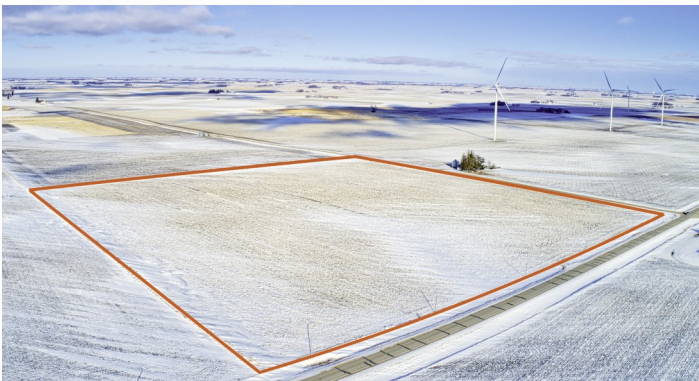


Method of Sale: Successful bidder will have choice of Tracts 1, 2, 3 and/or 4.

Tract 1 - 40 Acres m/l • Independence Township, Palo Alto County, IA

Property Location: 3 miles south of Ringsted, Iowa on 550th Avenue.

Legal Description: The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Four (4), Township Ninety-seven (97) North, Range Thirty-one (31) West of the 5th PM, Palo Alto County, Iowa.



AgriData Avg. CSR2: 88.1

AgriData Avg. CSRI: 79.6

Primary Soils: Nicollet, Clarion, Canisteo & Webster

Annual Real Estate Taxes: \$1,118

FSA Information

Cropland Acres: 36.75 ac.

Corn Base: 24.20 ac. Corn PLC Yield: 140 bu.

Soybean Base: 7.90 ac. Soybean PLC Yield: 37 bu.

To bid online visit www.midwestlandmanagement.com.

Auctioneer's Notes: This sale is a rare opportunity to bid choice on several smaller tracts or one larger tract of Iowa farmland. Tract #2 offers a smaller parcel with large income potential, including a great paying windmill easement lease. Don't miss this opportunity to bid on a farm in an area where land rarely becomes available.

Beverly Geesman Johnson Estate, Owner

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

Attorney: Kevin Sander • Fitzgibbons Law Firm LLC • Estherville, Iowa

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

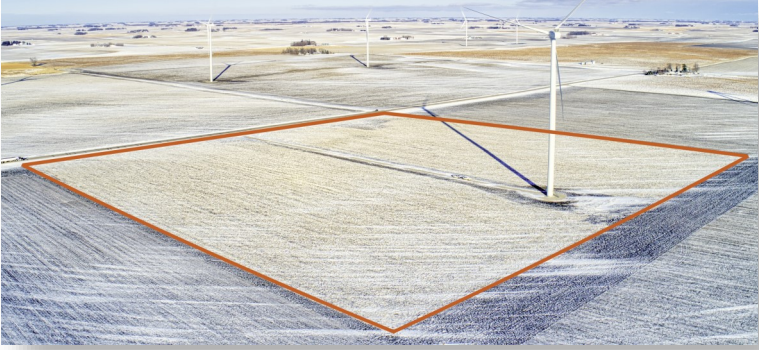
Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage 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.

Virtual Online Auction - February 3 at 10:00 AM

Tract 2 - 40 Acres m/l • Independence Township, Palo Alto County, IA

Property Location: 3¼ miles south of Ringsted, Iowa on 550th Avenue and ¼ mile east on 280th Street.

Legal Description: The Northeast Quarter of the Northwest Quarter (NE¼ NW¼) of Section Ten (10), Township Ninety-seven (97) North, Range Thirty-one (31) West of the 5th PM, Palo Alto County, Iowa.



AgriData Avg. CSR2: 86.4
AgriData Avg. CSRI: 78.7
Soils: Canisteo & Nicollet
Annual Real Estate Taxes: \$1,134

**Wind
Easement
Income!**

FSA Information

Cropland Acres: 36.3 ac.
Corn Base: 19.80 ac. Corn PLC Yield: 140 bu.
Soybean Base: 11.3 ac. Soybean PLC Yield: 37 bu.

Tract 3 - 40 Acres m/l • Independence Township, Palo Alto County, IA

Property Location: 4 miles south of Ringsted, Iowa on 550th Avenue.

Legal Description: The Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section Ten (10), Township Ninety-seven (97) North, Range Thirty-one (31) West of the 5th P.M., Palo Alto County, Iowa.

AgriData Avg. CSR2: 81.2
AgriData Avg. CSRI: 67.5
Soils: Canisteo, Clarion, Okoboji, & Harps
Annual Real Estate Taxes: \$1,052

FSA Information

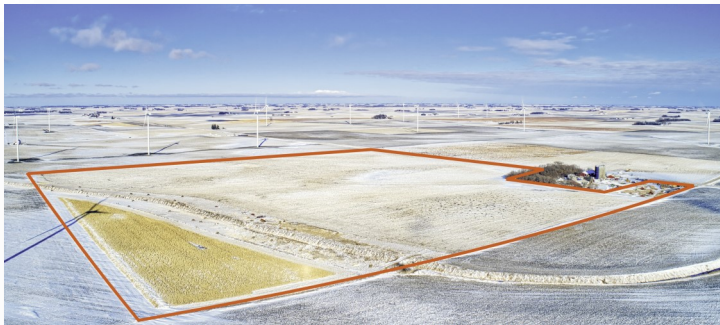
Cropland Acres: 37.54 ac.
Corn Base: 24 ac. Corn PLC Yield: 140 bu.
Soybean Base: 7.70 ac. Soybean PLC Yield: 37 bu.



Tract 4 - 150 Acres m/l • Independence Township, Palo Alto County, IA

Property Location: 3¾ miles south of Ringsted, Iowa on 550th Avenue.

Legal Description: The Southeast Quarter (SE¼) of Section Nine (9), Township Ninety-Seven (97) North, Range Thirty-one (31) West of the 5th PM, Palo Alto County, Iowa excluding 7.71 acre surveyed acreage in the Southeast Quarter (SE¼).



AgriData Avg. CSR2: 73.9
AgriData Avg. CSRI: 67.7
Primary Soils: Clarion, Canisteo, Klossner & Nicollet
Annual Real Estate Taxes: \$3,575 (estimated)

FSA Information

Cropland Acres: 139.36 ac.
Corn Base: 74.60 ac. Corn PLC Yield: 140 bu.
Soybean Base: 32 ac. Soybean PLC Yield: 37 bu.

To bid online visit www.midwestlandmanagement.com.

For more information call Shane Brant at 712-301-4664.

Terms: 10% earnest money down day of sale. Balance due at closing on or before March 17, 2021. Real estate taxes to be prorated to December 31, 2020. Farm is leased for 2021. All 2020 cash rent and all 2020 wind easement payments will be retained by the seller. All final bids are subject to seller approval.

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