

Midwest Land Management and Clinton Jones

LAND AUCTION

Virtual Online Auction-Thursday, March 25 at 10:00 AM

80 Acres m/l Buena Vista County, IA



Property Location: 1 mile west of Alta, Iowa on 580th Street.

Legal Description: The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Twenty-eight (28), Township Ninety-one (91) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa.

Surety/AgriData Avg. CSR2: 92.9

Surety/AgriData Avg. CSRI: 79.5

Soils: Marcus, Primghar and Colo

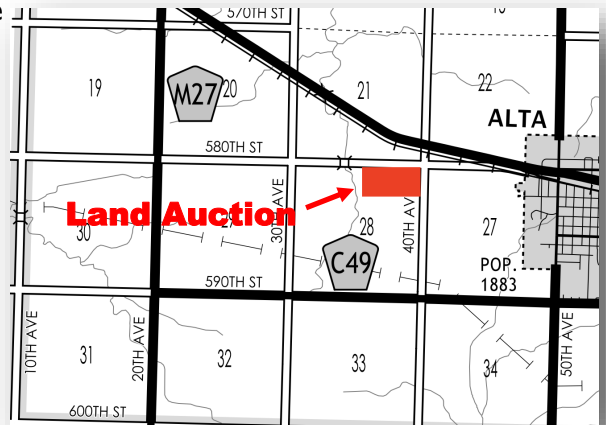
Annual Real Estate Taxes: \$2,182

FSA Information:

Cropland Acres: 76.4 ac.

Corn Base: 43.9 ac. Corn PLC Yield: 162 bu.

Soybean Base: 32.5 ac. Soybean PLC Yield: 52 bu.



Auctioneer's Note: Attention Land Buyers, here is your opportunity to purchase one of the best farms in Buena Vista County. The Bruns farm has excellent soil types and is located in the heart of production agriculture.

**For more information call Zach Anderson • 712-298-1606
or Ben Hollesen • 712-253-5779**

Terms: 10% earnest money down day of sale. Balance due at closing on or before April 26, 2021. Real estate taxes to be prorated to December 31, 2020. All final bids are subject to seller approval. Sale is subject to 2021 crop lease.

Bruns Family Trust, Owner

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

Attorney: Willis Hamilton • Hamilton Law Firm • Storm Lake, Iowa • 712-732-2842

Midwest Land Management and Real Estate, Inc.

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

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