

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, June 30, 2021 at 10:00 a.m.

## 160 Acres m/l Selling in 2 Tracts



**Sale Location:** Ocheyedan Town Hall, 869 Main Street, Ocheyedan, Iowa

### Tract 1 - 80 Acres m/l • Ocheyedan Township, Osceola County, IA

**Location:** ¼ mile south of Ocheyedan, Iowa on Tanager Avenue.

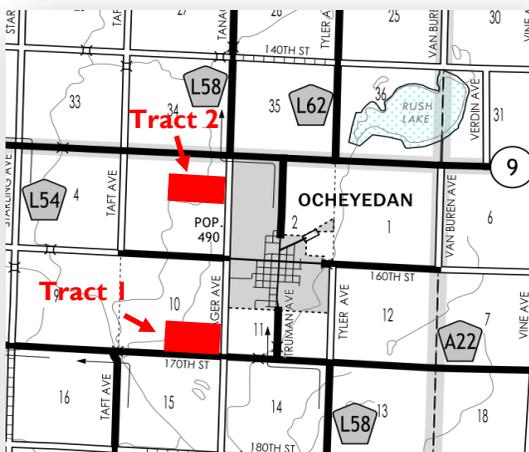
**Legal Description:** The South Half of the Southeast Quarter (S½ SE¼) of Section Ten (10), Township Ninety-nine (99) North, Range Forty (40) West of the 5th PM, Osceola County, Iowa.

**Surety/AgriData Avg. CSR2:** 84.7

**Surety/AgriData Avg. CSRI:** 69.1

**Primary Soils:** Nicollet, Clarion, Webster & Biscay

**Annual Real Estate Taxes:** \$2,182



#### FSA Information:

Cropland Acres: 75.99 ac.

Corn Base: 46.5 ac.

Soybean Base: 19.1 ac.

Corn PLC Yield: 147 bu.

Soybean PLC Yield: 45 bu.

**For more information contact Ben Hollesen • 712-253-5779**

**The Estate of Iris M. Pauling, Owner**

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

**Attorney:** Jeffrey Queck • Queck Law Office • Sanborn, 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**

**Jerod Olson • 712-240-2800**

[www.midwestlandmanagement.com](http://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, June 30, 2021 at 10:00 A.M.

## 160 Acres m/l Selling in 2 Tracts



### Tract 2 - 80 Acres m/l • Ocheyedan Township, Osceola County, IA

**Location:** Directly west of Ocheyedan, Iowa on Tanager Avenue (1/4 mile south of Highway 9)

**Tract 2 Legal Description:** The South Half of the Northeast Quarter (S1/2 NE1/4) of Section Three (3), Township Ninety-Nine (99) North, Range Forty (40) West of the 5th P.M., Osceola County, Iowa.

**Surety/AgriData Avg. CSR2:** 76.4

**Surety/AgriData Avg. CSRI:** 58.8

**Primary Soils:** Omsrud-Storden, Clarion, Webster, Clarion-Storden & Nicollet

**Annual Real Estate Taxes:** \$1,886

#### FSA Information:

Cropland Acres: 67.96 ac.

Corn Base: 44.2 ac.      Corn PLC Yield: 147 bu.

Soybean Base: 15.2 ac.      Soybean PLC Yield: 45 bu.



**Auctioneer's Notes:** Land buyers: What an excellent opportunity to purchase two 80 acre parcels of productive Osceola County farmland at public auction. Tract 1 is a highly tillable farm with excellent soils and a CSR2 rating of 84.7. Tract 2 contains 67.96 acre of farmland and approximately 12 acres of pastureland / grassland in the southwest corner of the farm. These farms are located in the heart of production agriculture; take the drive to Ocheyedan to see all these farms have to offer.

**To bid online visit [www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)**

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

**Terms:** Sale is subject to court approval. 10% earnest money down day of sale. Balance due at closing on or before November 15, 2021. Real estate taxes to be prorated to December 31, 2021. Sellers to retain the 2021 cash rent.

### **The Estate of Iris M. Pauling, Owner**

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

**Attorney:** Jeffrey Queck • Queck Law Office • Sanborn, Iowa

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

2506 11th Avenue SW, Spencer, IA 51301

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