

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, June 22, 2021 at 10:00 AM

**159.05 Surveyed Acres
Selling in 2 Tracts**



Sale Location: Marathon Community Center, 306 W Attica Street, Marathon, Iowa

Tract 1 - 153.28 Surveyed Acres • Lincoln Township, Buena Vista County, IA

Location: 3¼ miles south of Marathon, Iowa on M54 and 3 miles west on 490th Street.

Legal Description: The Southeast Quarter (SE¼) of Section Two (2), Township Ninety-two (92) North, Range Thirty-six (36) West of the 5th PM., Buena Vista County, Iowa except the 5.77 acre acreage. Exact legal to be taken from survey.

Buena Vista County Assessor CSR2: 82.26

Surety/AgriData Avg. CSR2: 82.2

Surety/AgriData Avg. CSRI: 72.3

Primary Soils: Canisteo, Clarion, Nicollet, Okobojo & Webster

Annual Real Estate Taxes: \$3,428 (estimated)

FSA Information:

Cropland Acres: 145.8 ac. (estimated)

Corn Base: 76 ac. Corn PLC Yield: 161 bu.

Soybean Base: 69.8 ac. Soybean PLC Yield: 46 bu.



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

**Donald D. Smith, Dennis L. Smith, Darlys Blomberg,
Jason Smith & Stacey Smith, Owners**

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

Jerod Olson • 712-240-2800

www.midwestlandmanagement.com

**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.

Land & Acreage Auction

Tuesday, June 22, 2021 at 10:00 A.M.



Tract 2 - 5.77 Acre Acreage • Lincoln Township, Buena Vista County, IA

Property Address: 4871 180th Avenue, Albert City, Iowa (Exact legal description to be taken from survey.)

Acreage Highlights:

- 5.77 Surveyed Acres
- 2,032 sq. ft. ranch home
- 3 bedrooms, 1 bathroom
- 68' x 40' Steel Utility Building
- 26' x 32' Steel Utility Building with concrete floor
- 40' x 80' Quonset Building
- 18,000 bushels grain storage (3 bins)

Annual Real Estate Taxes: \$980 (estimated)



Auctioneer's Notes: Attention land and acreage buyers: Don't miss your opportunity to purchase this highly productive Buena Vista County farmland and hard-to-find acreage at public auction. The farmland and acreage have been surveyed and will be sold based upon surveyed acres. The home is a quality built home that would greatly benefit from modern updates; come explore all the possibilities this acreage has to offer. Make plans to attend the acreage open house on June 8th from 5-6PM.

To bid online visit www.midwestlandmanagement.com

Method of Sale: Tract 1 will be sold followed immediately by the sale of Tract 2.

Terms: 10% earnest money down day of sale. Balance due at closing on or before July 22, 2021. Real estate taxes to be prorated to June 30, 2021. Buyer for Tract 1 will receive the 2nd half cash rent on November 1, 2021. Acreage on Tract 2 is being sold as is. Buyer for Tract 2 will be responsible for updating the septic system. All final bids are subject to seller approval.

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