

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, July 15, 2021 at 10:00 AM

**132 Acres m/l**  
**Palo Alto County, IA**



**Sale Location:** The Shores at Five Island, 14 North Lawler Street, Emmetsburg, IA

**Property Location:** Directly north of Cylinder, Iowa on Highway 18.

**Legal Description:** A tract of land located in the North-east Quarter (NE¼) of Section Thirty-one (31), Township Ninety-six (96) North, Range Thirty-one (31) West of the 5th P.M., Palo Alto County, Iowa containing 132 acres more or less. Exact legal to be taken from abstract.

**Surety/AgriData Avg. CSR2:** 49.7

**Surety/AgriData Avg. CSRI:** 45.9

**Primary Soils:** Linder, Estherville & Mayer

**Annual Real Estate Taxes:** \$3,298

#### **FSA Information:**

Cropland Acres: 128.79 acres

Corn Base: 66.40 acres

Corn PLC Yield: 134 bu.

Soybean Base: 47.94 acres

Soybean PLC Yield: 40 bu.

CRP Acres: 14.45

Annual CRP Payment: \$3,208 (\$222/acre)

CRP Contract Expiration: 9/30/2030

**Auctioneer's Note:** Attention Land Buyers, don't let this opportunity pass you by. The Whitney Schany farm is located directly north of Cylinder, IA and contains a blend of cropland and CRP acres. The farm has been well cared for and will prove to be a solid long-term investment for any buyer.

**For more information call Zach Anderson at 712-298-1606.**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before November 3, 2021. Real estate taxes to be prorated to December 31, 2021. All final bids are subject to seller approval.

**Mary Margaret Whitney Schany Estate, Owner**

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

**Attorney:** Todd Buchanan • Buchanan, Bibler, Gabor & Meis Attorneys at Law • Algona, IA

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**MIDWEST LAND**  
MANAGEMENT

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