

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, July 13, 2021 at 10:00 a.m.

303.03 Surveyed Acres Selling in 2 Tracts



Sale Location: Cherokee Community Center, 530 W Bluff Street, Cherokee, Iowa

Tract 1 - 156.28 Surveyed Acres • Cherokee Township, Cherokee County, IA

Location: 2 miles northwest of Cherokee, Iowa on Highway 3.

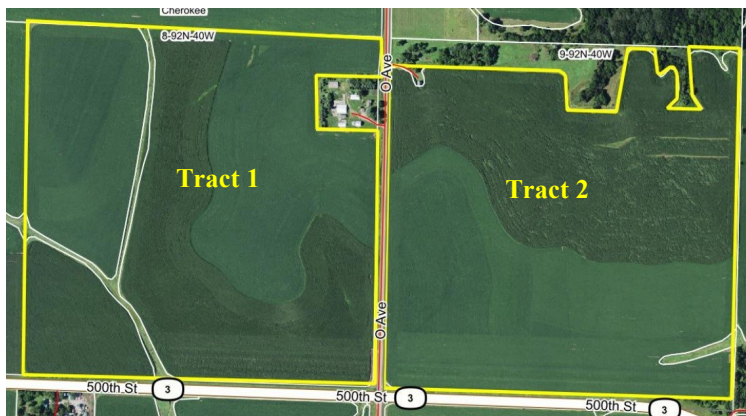
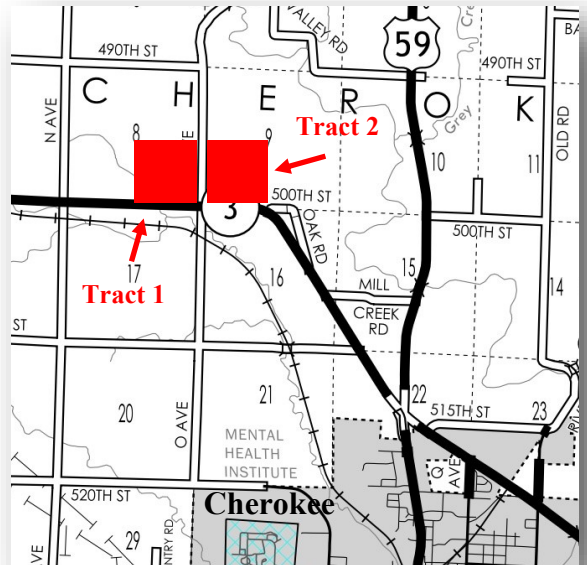
Tract 1 Legal Description: The Southeast Quarter (SE¹/₄) of Section Eight (8), Township Ninety-Two (92) North, Range Forty (40) West of the 5th P.M., Cherokee County, Iowa excluding acreage. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 90.6

Surety/AgriData Avg. CSRI: 67.3

Primary Soils: Galva, Primghar, Colo-Judson, Marcus & Sac

Annual Real Estate Taxes: \$3,940 est.



Jaminet Family Farms, LLC, Owner

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

Attorney: Will Cook • Cook Law Firm • Cherokee, Iowa

For more information contact Chris Clark • 712-369-1531

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 • Chris Clark ~ 712-369-1531

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

Tuesday, July 13, 2021 at 10:00 a.m.

303.03 Surveyed Acres Selling in 2 Tracts



Tract 2 - 146.75 Surveyed Acres • Cherokee Township, Cherokee County, IA

Location: 1½ miles northwest of Cherokee, Iowa on Highway 3.

Tract 2 Legal Description: The Southwest Quarter (SW¼) of Section Nine (9), Township Ninety-Two (92) North, Range Forty (40) West of the 5th P.M., Cherokee County, Iowa excluding pasture acres. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 89.5

Surety/AgriData Avg. CSRI: 64.9

Primary Soils: Galva, Primghar, Sac & Marcus

Annual Real Estate Taxes: \$3,735 est.

FSA Information Tract 1 & Tract 2 Combined:

Cropland Acres: 286.22 ac.

Corn Base: 142.4 ac. Corn PLC Yield: 187 bu.

Soybean Base: 143.3 ac. Soybean PLC Yield: 54 bu.

Auctioneer's Notes: Midwest Land Management is extremely honored to sell these two highly-productive parcels for Jaminet Family Farms, LLC. These contiguous quarter-sections located on Highway 3 have been well cared for and have 90.6 and 89.5 CSR2 ratings which are capable of achieving very high yields. Please note the "Method of Sale" shown below and come prepared to purchase one, or both, of these excellent farms. Call Chris Clark @ 712-369-1531 with any questions, and we'll see you on sale day!

To bid online visit www.midwestlandmanagement.com

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before November 18, 2021. Real estate taxes to be prorated to December 31, 2021. Sellers to retain the 2021 farm income. All final bids are subject to seller approval.

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