

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, July 21, 2021 at 10:00 A.M.

**239.29 Surveyed Acres
Selling in 3 Tracts**



Sale Location: Lake Park Community Center, 903 S. Market Street, Lake Park, Iowa

Method of Sale: Successful bidder will have choice of Tract 1, Tract 2 and/or Tract 3.

Tract 1-79.48 Surveyed Acres • Sioux Valley Township, Jackson County, MN

Tract 1 Location: 4 miles east of Sioux Valley, MN on Highway 4 and 1/4 mile south on 420th Ave.

Legal Description: The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-four (24), Township One Hundred One (101) North, Range Thirty-seven (37) West of the 5th P.M., Jackson County, MN. Exact legal to be taken from survey.

Surety/AgriData Avg. Productivity Index: 94.4

Primary Soils: Clarion, Delft, Nicollet & Lura

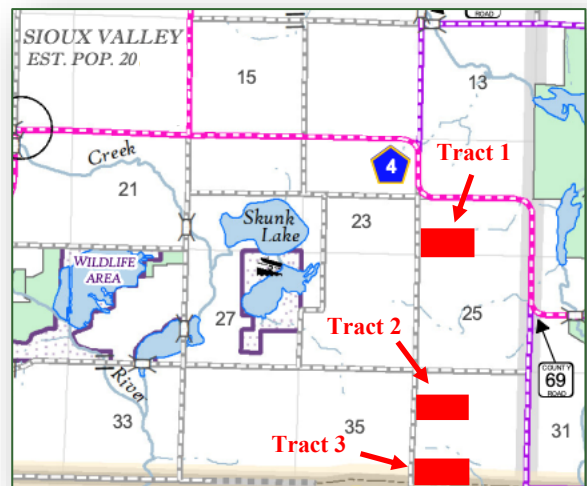
Annual Real Estate Taxes: \$3,282

FSA Information

Cropland Acres: 78.3

Corn Base: 38.7 ac. Corn PLC Yield: 168 bu.

Soybean Base: 39.6 ac. Soybean PLC Yield: 46 bu.



Online bidding also available at www.midwestlandmanagement.com!

See reverse side for information on Tracts 2 & 3.

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW, Spencer, IA 51301

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

& REAL ESTATE, INC
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 Auction

Wednesday, July 21, 2021 at 10:00 A.M.

Tract 2 - 79.5 Surveyed Acres • Sioux Valley Township, Jackson County, MN

Tract 2 Location: 4 miles east of Sioux Valley, MN on Highway 4 and 1 3/4 mile south on 420th Ave.



Legal Description: The South Half of the North-west Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-six (36), Township One Hundred One (101) North, Range Thirty-seven (37) West of the 5th P.M., Jackson County, MN. Exact legal to be taken from survey.

Surety/AgriData Avg. Productivity Index: 95.4

Primary Soils: Clarion, Delft, Nicollet & Canisteo

Annual Real Estate Taxes: \$3,334

FSA Information

Cropland Acres: 76.61

Corn Base: 49.8 ac. Corn PLC Yield: 168 bu.

Soybean Base: 26.8 ac. Soybean PLC Yield: 46 bu.

Tract 3 - 80.31 Surveyed Acres • Sioux Valley Township, Jackson County, MN

Tract 3 Location: 4 miles east of Sioux Valley, MN on Highway 4 and 2 1/4 mile south on 420th Ave.

Legal Description: The South Half of the South-west Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-six (36), Township One Hundred One (101) North, Range Thirty-seven (37) West of the 5th P.M., Jackson County, MN. Exact legal to be taken from survey.

Surety/AgriData Avg. Productivity Index: 96.4

Primary Soils: Nicollet, Clarion & Delft

Annual Real Estate Taxes: \$3,452

FSA Information

Cropland Acres: 79.2

Corn Base: 40 ac. Corn PLC Yield: 168 bu.

Soybean Base: 39.2 ac. Soybean PLC Yield: 46 bu.



Auctioneer's Notes: Attention land buyers, don't miss your chance to purchase three 80 acre tracts of highly productive farmland in Jackson County, MN. The Stoltenberg farms are highly tillable farms with excellent soils and productivity index ratings. The farms have been surveyed and will be sold based upon the surveyed acres. We look forward to seeing you in Lake Park on July 21st at 10:00 am.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before October 1, 2021. Real estate taxes to be prorated to December 31, 2021. Sellers to retain 100% of 2021 cash rent. Farm has a wind lease; there is currently no wind turbine on the farm. All final bids are subject to seller approval.

Arnold Stoltenberg Trust, Owner

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

Attorney: Pat Costello • Costello, Carlson, Butzon & Schmit, LLP • Lakefield, MN

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