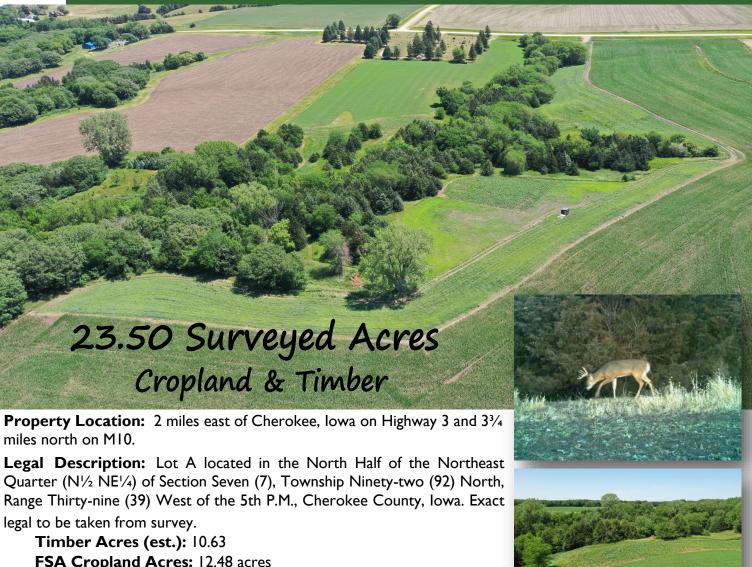
## Midwest Land Management

## AUCTION

Online Only-Bidding Ends August 5, 2021 at 5:00 P.M.



Timber Acres (est.): 10.63
FSA Cropland Acres: 12.48 acres
Surety/AgriData Avg. CSR2: 68.1
Surety/AgriData Avg. CSR1: 44.2
Primary Soils: Sac, Steinauer & Galva

**Auctioneer's Note:** Outdoor Enthusiasts, don't miss this opportunity to purchase a diverse tract of land! The southern tillable section offers 6 acres m/l of second-year straight switchgrass with a .5 acre corn food plot while the northern portion provides 5 acres of alfalfa currently under contract. Additionally, the farm comes with a secluded .2 acre clover mix plot surrounded by timber. This well-cared for farm is ready for any hunter with existing mowed trails throughout property and four tree stands included in the sale.

To bid online visit https://midwestlandmanagement.hibid.com For more information, call Zach Anderson at 712-298-1606

**Terms:** 10% earnest money will be due on the day of the sale. Balance due at closing on or before September 9, 2021. Real estate taxes to be prorated to December 31, 2021. All final bids are subject to seller approval.

## RyBlake LLC • Owner

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



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.