

Midwest Land Management

# LAND AUCTION

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



*23.50 Surveyed Acres  
Cropland & Timber*



**Property Location:** 2 miles east of Cherokee, Iowa on Highway 3 and 3<sup>3</sup>/<sub>4</sub> miles north on M10.

**Legal Description:** Lot A located in the North Half of the Northeast Quarter (N<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub>) of Section Seven (7), Township Ninety-two (92) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa. Exact legal to be taken from survey.

**Timber Acres (est.):** 10.63

**FSA Cropland Acres:** 12.48 acres

**Surety/AgriData Avg. CSR2:** 68.1

**Surety/AgriData Avg. CSRI:** 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](http://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.