

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, August 11, 2021 at 10:00 a.m.

**168.5 Acres m/l  
Selling in 2 Tracts**



**Sale Location:** American Legion, 200 Main Street, Sioux Rapids, Iowa

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

## **Tract 1 - 90 Acres m/l • Barnes Township, Buena Vista County, IA**

**Location:** ½ mile south of Linn Grove, Iowa on M36 and 1¼ miles west on 440th Street.

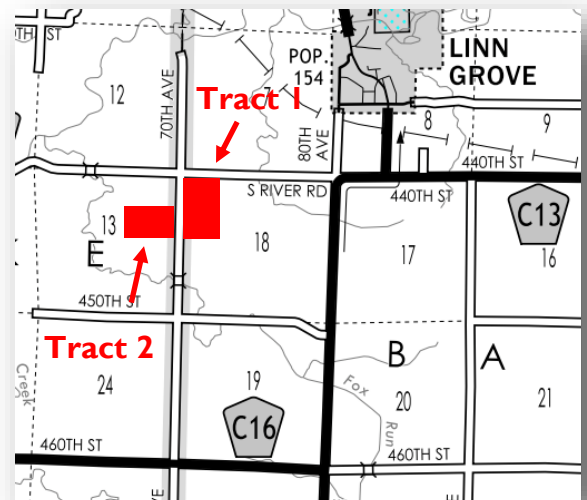
**Tract 1 Legal Description:** The West Half of the Northwest Quarter (W½ NW¼) of Section Eighteen (18), Township Ninety-three (93) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, Iowa.

**Surety/AgriData Avg. CSR2:** 80.3

**Surety/AgriData Avg. CSRI:** 65.9

**Primary Soils:** Collinwood, Clarion, Waldorf & Colo-Spillville

**Annual Real Estate Taxes:** \$2,262



### **FSA Information:**

Cropland Acres: 85.70 ac. including 4.7 CRP ac.  
Corn Base: 62.5 ac.      Corn PLC Yield: 140 bu.  
Soybean Base: 18.5 ac.      Soybean PLC Yield: 47 bu.

CRP Acres: 4.70 ac.  
Annual CRP Payment: \$882 (\$187.75/acre)  
CRP Contract Expiration Date: 9-30-2030

**For more information contact Ben Hollesen • 712-253-5779**

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

**Attorney:** Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, Iowa

**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

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, August 11, 2021 at 10:00 A.M.

## 168.5 Acres m/l Selling in 2 Tracts



### Tract 2-78.5 Acres m/l • Brooke Township, Buena Vista County, IA

**Location:** ½ mile south of Linn Grove, IA on M36, 1 ½ miles west on 440th St. & ¼ mile south on 70th Ave.

**Tract 2 Legal Description:** The South Half of the Northeast Quarter (S½ NE¼) of Section Thirteen (13), Township Ninety-three (93) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, IA excluding a 1.36 acre acreage.

**Surety/AgriData Avg. CSR2:** 80.1

**Surety/AgriData Avg. CSRI:** 63.6

**Primary Soils:** Clarion, Collinwood, Terril & Storden

**Annual Real Estate Taxes:** \$1,736



#### FSA Information:

Cropland Acres: 56.4 ac.

Corn Base: 32.6 ac.      Corn PLC Yield: 126 bu.

Soybean Base: 19.5 ac.      Soybean PLC Yield: 43 bu.

**Auctioneer's Notes:** Land Buyers this is your chance to purchase two Linn Grove area farms at public auction. Tract 1 is a highly tillable productive farm with great soils. Tract 2 contains a blend of tillable farmland and grassland acres. Make plans to attend the land auction on Wednesday August 11th, at the American Legion in Sioux Rapids. We look forward to seeing you at the auction.

**To bid online visit [www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before November 17, 2021. Real estate taxes to be prorated to December 31, 2021. Seller to retain all of the 2021 cash rent. All final bids are subject to seller approval.

**Jack Lyster, Jill Meyer, William Burgeson, Natalie Gunnerson  
& Michele Stiles, Owners**

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