

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, August 17, 2021 at 10:00 AM

## 80 Acres m/l Osceola County, IA



**Sale Location:** Lake Park Community Center, 903 S. Market St., Lake Park, Ia

**Property Location:** 3½ miles south of Harris, IA on Wilson Ave.

**Legal Description:** The South Half of the Southwest Quarter (S½ SW¼) of Section Fourteen (14), Township Ninety-Nine (99) North, Range Thirty-nine (39) West of the 5th P.M., Osceola County, Iowa.

**Surety/AgriData Avg. CSR2:** 83.8

**Surety/AgriData Avg. CSRI:** 67

**Primary Soils:** Canisteo, Nicollet, Crippin, Webster & Clarion

**Annual Real Estate Taxes:** \$1,966

**FSA Information:**

Cropland Acres: 73.6 acres

Corn Base: 36.6 acres      Corn PLC Yield: 154 bu.

Soybean Base: 36.5 acres      Soybean PLC Yield: 47 bu.



**Auctioneer's Note:** This is an excellent opportunity to own a very nice lying farm in Osceola County. The Sorensen farm offers excellent drainage potential with high quality soils. This square 80 is a great farm to add to any farming operation or a great farm for a future investment.

**For more information call Shane Brant 712-301-4664.**

**Terms:** 10% earnest money due day of sale. Balance due at closing on or before November 16, 2021. Farm is being sold "as is/no warranties." Possession to be given at closing subject to current lease. Farm will have an open lease for 2022 crop season. Sellers to retain the 2021 cash rent. Real estate taxes to be prorated to December 31, 2021. All final bids are subject to seller approval.

**Sorensen Family LLC, Owner**

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

**Attorney:** David Stein • Stein Law Office • Milford, 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 & 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.