

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, September 23, 2021 at 10:00 AM



**Sale Location:** Greenville Community Center, 225th Avenue, Greenville, IA

**Property Location:** 1/2 mile west of Greenville, IA on 435th Street.

**Legal Description:** The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Twenty-five (25), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA excluding 3.58 acre acreage.

**Surety/AgriData Avg. CSR2:** 95.4

**Surety/AgriData Avg. CSRI:** 79.4

**Primary Soils:** McCreath, Gillett Grove & Sac

**Real Estate Taxes:** \$2,070



**Total Cropland Acres:** 70.16

**FSA Information (Farm 3981 Tr. 9203)**

Cropland Acres: 60.55 acres

Corn Base: 30.1 acres

Corn PLC Yield: 176 bu.

Soybean Base: 30.1 acres

Soybean PLC Yield: 52 bu.

**FSA Information (Farm 3353 Tr. 9202)**

Cropland Acres: 9.61 acres

Corn Base: 5.9 acres

Corn PLC Yield: 156 bu.

Soybean Base: 3.3 acres

Soybean PLC Yield: 46 bu.

**Auctioneer's Note:** Land Buyers, here is an excellent opportunity to purchase a highly tillable tract of farmland. The Larson farm is bordered on 3 sides by hard surfaced roads and features excellent soil types with a CRS2 rating of 95.4. Don't miss your chance to purchase a productive Greenville area farm.

**For more information call Jerod Olson at 712-240-2800  
or Ben Hollesen at 712-253-5779.**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before November 16, 2021. Real estate taxes to be prorated to December 31, 2021. Seller to retain the 2021 cash rent. Buyer to have full possession for the 2022 crop season. All final bids are subject to seller approval.

**Jane Larson Estate, Owner**

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

**Attorney:** Mike Bovee • Montgomery, Barry, Bovee & Davis • Spencer, Iowa

**Midwest Land Management and Real Estate, Inc.**  
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**MIDWEST LAND**  
MANAGEMENT & REAL ESTATE, INC

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