

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, September 29, 2021 at 10:00 a.m.

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

Tract 1

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 - 80 Acres m/l • Douglas Township, Clay County, IA

Location: 3½ miles north of Sioux Rapids, IA on Highway 71 and 1½ miles west on 485th Street.

Tract 1 Legal Description: The East Half of the Southeast Quarter (E½ SE¼) of Section Twenty-two (22) , Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA.

Surety/AgriData Avg. CSR2: 96.6

Surety/AgriData Avg. CSRI: 81.3

Primary Soils: McCreath & Gillett Grove

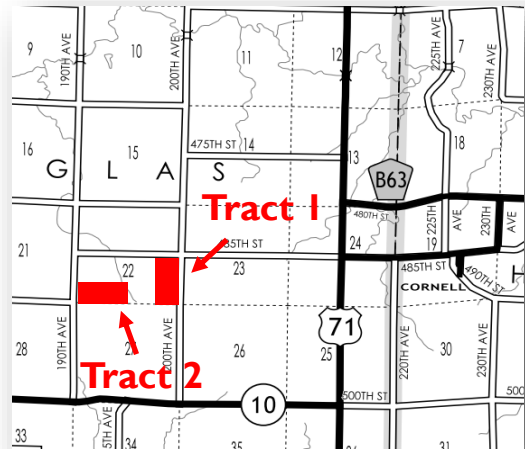
Annual Real Estate Taxes: \$2,682

FSA Information:

Cropland Acres: 75.38 ac.

Corn Base: 37.6 ac. Corn PLC Yield: 170 bu.

Soybean Base: 37.6 ac. Soybean PLC Yield: 50 bu.



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

The Cross Fund, Owner

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

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

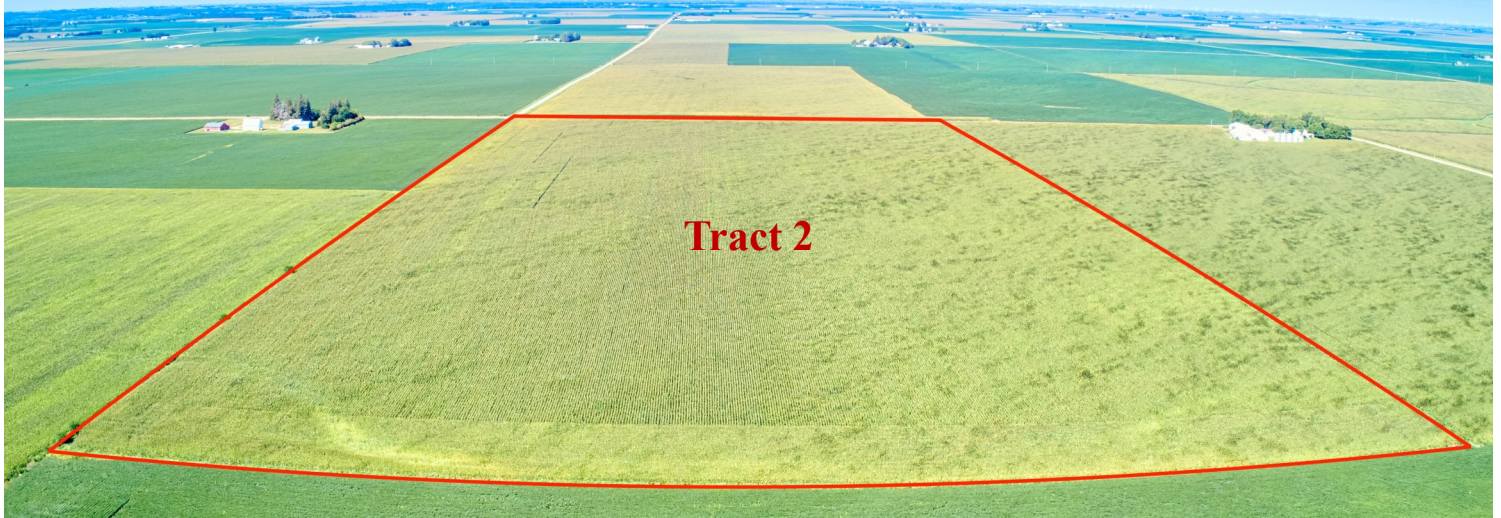
MIDWEST LAND
MANAGEMENT

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, September 29, 2021 at 10:00 A.M.

160 Acres m/l Selling in 2 Tracts



Tract 2 - 80 Acres m/l • Douglas Township, Clay County, IA

Location: 2 miles north of Sioux Rapids, IA on Highway 71, 2½ miles west on Highway 10 and 1 mile north on 190th Avenue.

Tract 2 Legal Description: The South Half of the Southwest Quarter (S½ SW¼) of Section Twenty-two (22), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 96.1

Surety/AgriData Avg. CSRI: 81.3

Primary Soils: McCreath, Ransom & Gillett Grove

Annual Real Estate Taxes: \$2,734



FSA Information:

Cropland Acres: 79.41 ac.

Corn Base: 39.2 ac. Corn PLC Yield: 170 bu.

Soybean Base: 39.2 ac. Soybean PLC Yield: 50 bu.

Auctioneer's Notes: WOW, just WOW, you will have to look a very long time to find two Clay County 80's of better quality. These highly tillable, productive farms with CSR2 ratings of 96.1 and 96.6 should be on the top of anyone's list looking to buy the "Best". We look forward to seeing you at the land auction on Wednesday September 29th at 10 AM in Sioux Rapids.

To bid online visit www.midwestlandmanagement.com

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 21 2021. Real estate taxes to be prorated to December 31, 2021. Farm to be sold with an open lease for the 2022 crop season. All final bids are subject to seller approval.

The Cross Fund, Owner

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