

Midwest Land Management and Clinton Jones

# LAND AUCTION

Friday, November 5, 2021 at 10:00 AM

**80 Acres m/l  
Clay County, IA**



**Sale Location:** Royal Community Center, 307 Main Street, Royal, Iowa

**Property Location:** 2½ miles east of Royal, IA on B40 and 1¾ miles south on I80th Avenue.

**Legal Description:** The South Half of the Southeast Quarter (S½ SE¼) of Section Seventeen (17), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA.

**Surety/AgriData Avg. CSR2:** 94.4

**Surety/AgriData Avg. CSRI:** 78.5

**Primary Soils:** Gillett Grove & McCreath

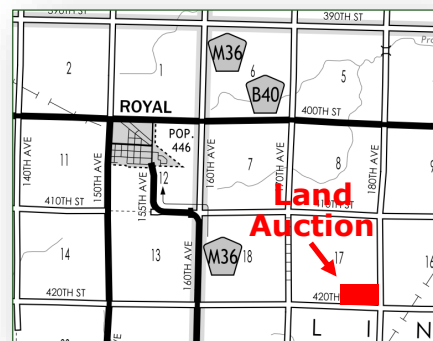
**Annual Real Estate Taxes:** \$2,140

**FSA Information:**

Cropland Acres: 77.03 acres

Corn Base: 37.1 acres      Corn PLC Yield: 166 bu.

Soybean Base: 37 acres      Soybean PLC Yield: 46 bu.



**Auctioneer's Note:** Lincoln Township has always been known for some of the most reputable soils in the state. Don't miss this opportunity to purchase this excellent farm with excellent soils containing a CSR2 value of 94.4. Immediate possession after harvest allows you to get the farm prepared right away for the 2022 growing season.

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

**Terms:** 10% earnest money due day of sale. Balance due at closing on or before December 16, 2021. Real estate taxes to be prorated to December 31, 2021. Immediate possession after harvest of the crop. Open lease for 2022 crop season. All final bids are subject to seller approval.

**Daniel and Claudia Stricker, Owners**

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

**Attorney:** Lisa Steffen • Goosmann Law Firm • Spencer, Iowa

**Midwest Land Management and Real Estate, Inc.**  
Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345  
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**MIDWEST LAND**  
& REAL ESTATE, INC  
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.