

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 9, 2021 at 10:00 a.m.

**154.15 Acres m/l
Selling in 3 Tracts**

Tract 1

Sale Location: 9th Street Centre, 418 9th Street, Sibley, Iowa

Method of Sale: Successful bidder will have choice of Tract 1, Tract 2, and/or Tract 3.

Tract 1 - 81.5 Acres m/l • West Holman Township, Osceola County, IA

Location: 3 miles southwest of Sibley, Iowa on Highway 60 & 2¾ miles west on A34.

Tract 1 Legal Description: The West Half of the Southeast Quarter (W½ SE¼) of Section Thirty-two (32), Township Ninety-nine (99) North, Range Forty-two (42) West of the 5th P.M., Osceola County, Iowa.

Surety/AgriData Avg. CSR2: 95.8

Surety/AgriData Avg. CSRI: 79.5

Primary Soils: Sac, Primghar, Marcus, Afton, Galva

Annual Real Estate Taxes: \$2,552

FSA Information:

Cropland Acres: 80.73

Corn Base: 66.83 ac. Corn PLC Yield: 156 bu.



For more information contact Zach Anderson • 712-298-1606

Auctioneer's Notes: Attention Land Buyers, check out these soils with a CSR2 rating of 90+. Here is a great opportunity to purchase a high-quality tract of highly productive Iowa farmland at public auction. The farms are located 3 miles southwest of Sibley, Iowa on Highway 60 and 2½ miles west on A34. We look forward to seeing you at the land auction!

Norma Seivert Trust, 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

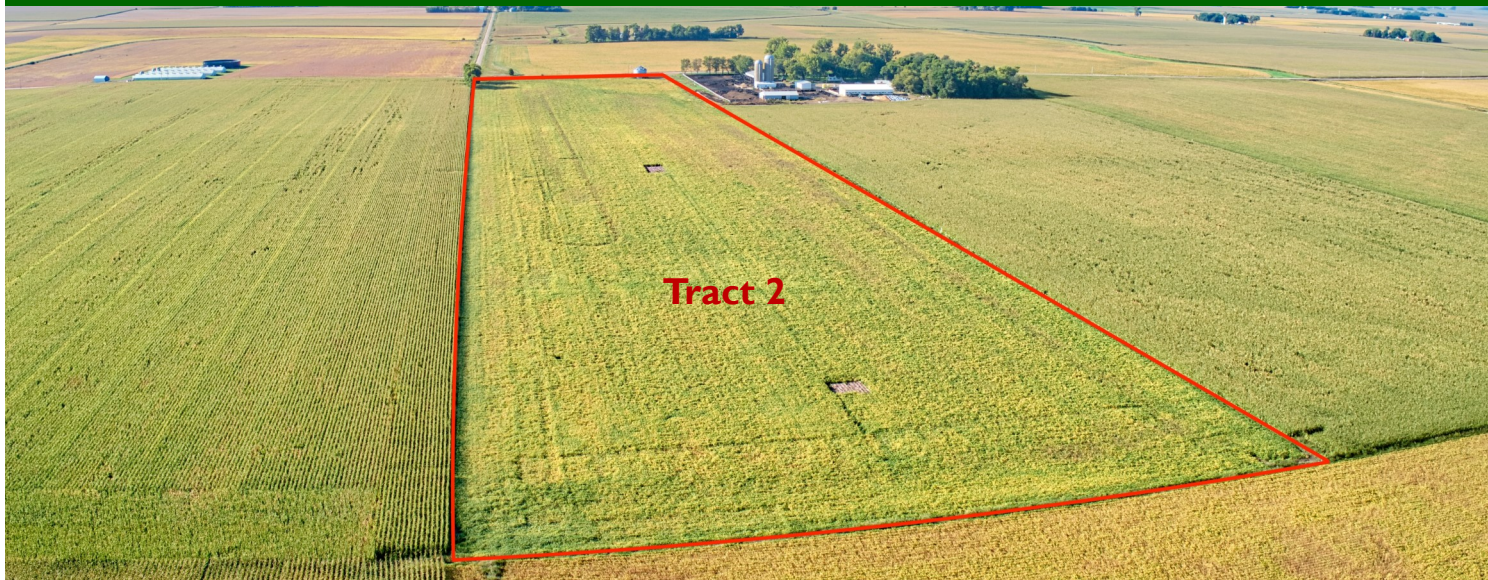
www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & 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.

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Tract 2 - 32.6 Acres m/l • West Holman Township, Osceola County, IA

Location: 3 miles southwest of Sibley, Iowa on Highway 60 and 2 1/2 miles west on A34.

Tract 2 Legal Description: The East 527.62 feet of the Southeast Quarter (SE¹/₄) of Section Thirty-two (32), Township Ninety-nine (99) North, Range Forty-two (42), West of the 5th P.M., Osceola County, Iowa.

Surety/AgriData Avg. CSR2 : 98.7

Surety/AgriData Avg. CSRI: 82.4

Primary Soils: Sac, Primghar, Spicer, Galva

Annual Real Estate Taxes: \$1,138

FSA Information:

Cropland Acres: 30.46

Corn Base: 30.46 ac. Corn PLC Yield: 140 bu.

Tract 3 - 40.05 Surveyed Acres • West Holman Township, Osceola County, IA

Location: 3 miles southwest of Sibley, Iowa on Highway 60 and 2 miles west on A34.

Tract 3 Legal Description: The East Half of the East Half of the Southwest Quarter (E¹/₂ E¹/₂ SW¹/₄) of Section Thirty-three (33), Township Ninety-nine (99) North, Range Forty-two (42) West of the 5th P.M., Osceola County, Iowa.



Surety/AgriData Avg. CSR2: 90.8

Surety/AgriData Avg. CSRI: 74.4

Primary Soils: Afton, Primghar, Everly, Sac, & Galva

Annual Real Estate Taxes: \$1,122

FSA Information:

Cropland Acres: 34.93

Corn Base: 24.7 ac. Corn PLC Yield: 144 bu.

Soybean Base: 10.2 Soybean PLC Yield: 49 bu.

For more information contact Zach Anderson • 712-298-1606

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 16, 2021. Real estate taxes to be prorated to December 31, 2021. Seller to retain all of the 2021 income from the farm. Farm to be sold with an open lease for the 2022 crop season. All final bids are subject to seller approval.

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