

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 4, 2021 at 2:00 PM

38 Acres m/l
Clay County, IA



Sale Location: Clay County Regional Events Center, 800 W 18th Street, Spencer, Iowa

Property Location: 5 miles west of Spencer, IA on Highway 18 and 3/4 mile south on 170th Avenue.

Legal Description: The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty-one (31) Township Ninety-seven North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa excluding acreage.

Surety/AgriData Avg. CSR2: 70.2

Surety/AgriData Avg. CSRI: 36

Primary Soils: Spillville-Coland & Wadena

Annual Real Estate Taxes: \$486

FSA Information:

Cropland Acres: 35 ac. including 34.6 CRP ac.
Total Annual CRP Payment: \$4,677

CRP Contract 1: 23 acres
Annual Payment: \$2,674 (\$116.25 per acre)
Contract Expiration: 9/30/2022

CRP Contract 2: 5.2 acres
Annual Payment: \$732 (\$140.73 per acre)
Contract Expiration: 9/30/2023

CRP Contract 3: 2.90 acres
Annual Payment: \$599 (\$206.40 per acre)
Contract Expiration: 9/30/2023

CRP Contract 4: 3.5 acres
Annual Payment: \$672 (\$192 per acre)
Contract Expiration: 9/30/2030

Auctioneer's Note: Outdoor Enthusiasts, don't miss this opportunity to purchase this ideally located recreational farm. The Rose farm is comprised of 35 cropland acres with 34.6 being income producing CRP acres. Conveniently located within 5 miles of Spencer this farm is a sportsman's paradise with Stony Creek meandering along the west edge of the farm.

For more information call Ben Hollesen at 712-253-5779.

Terms: 10% earnest money due day of sale. Balance due at closing on or before December 21 2021. Real estate taxes to be prorated to December 31, 2021. Buyer to agree to assume the existing CRP contracts. All final bids are subject to seller approval.

Frank Rose Revocable Trust & Lucille Rose Revocable Trust, Owners

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.

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606

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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.