

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, November 3, 2021 at 10:00 a.m.

**160.29 Surveyed Acres
Selling in 2 Tracts**

Tract 1

Sale Location: Lehigh Valley Cooperative Telephone Association, 9090 Taylor Road, Lehigh, IA

Method of Sale: Successful bidder will have choice of Tract 1, Tract 2 or both tracts.

Tract 1 - 54.95 Surveyed Acres • Webster Township, Webster County, IA

Location: 5 miles east of Lehigh, Iowa on D46 and 3/4 mile south on Xavier Avenue.

Tract 1 Legal Description: Part of the South Half of the Southwest Quarter (Pt. S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twelve (12), Township Eighty-seven (87) North, Range Twenty-seven (27) West of the 5th P.M., Webster County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 81.7

Surety/AgriData Avg. CSRI: 79.9

Primary Soils: Webster, Canisteo, Le Sueur, Okoboji & Nicollet

Annual Real Estate Taxes: \$1,564 (estimated)

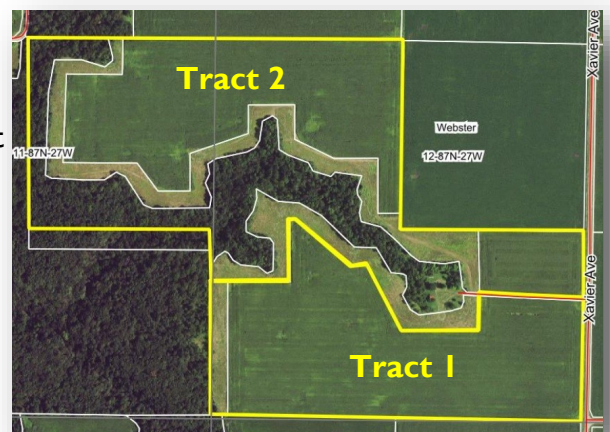
FSA Information for Tracts 1 & 2 Combined:

Cropland Acres: 128.66 ac. including 28 CRP acres
Corn Base: 100.66 ac. Corn PLC Yield: 173 bu.

CRP Acres: 28

Annual CRP Payment: \$9,390 (\$335.36 per acre)

CRP Contract Expires: 9/30/2026



Anne Leaf and Matthew Leaf, Owners

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

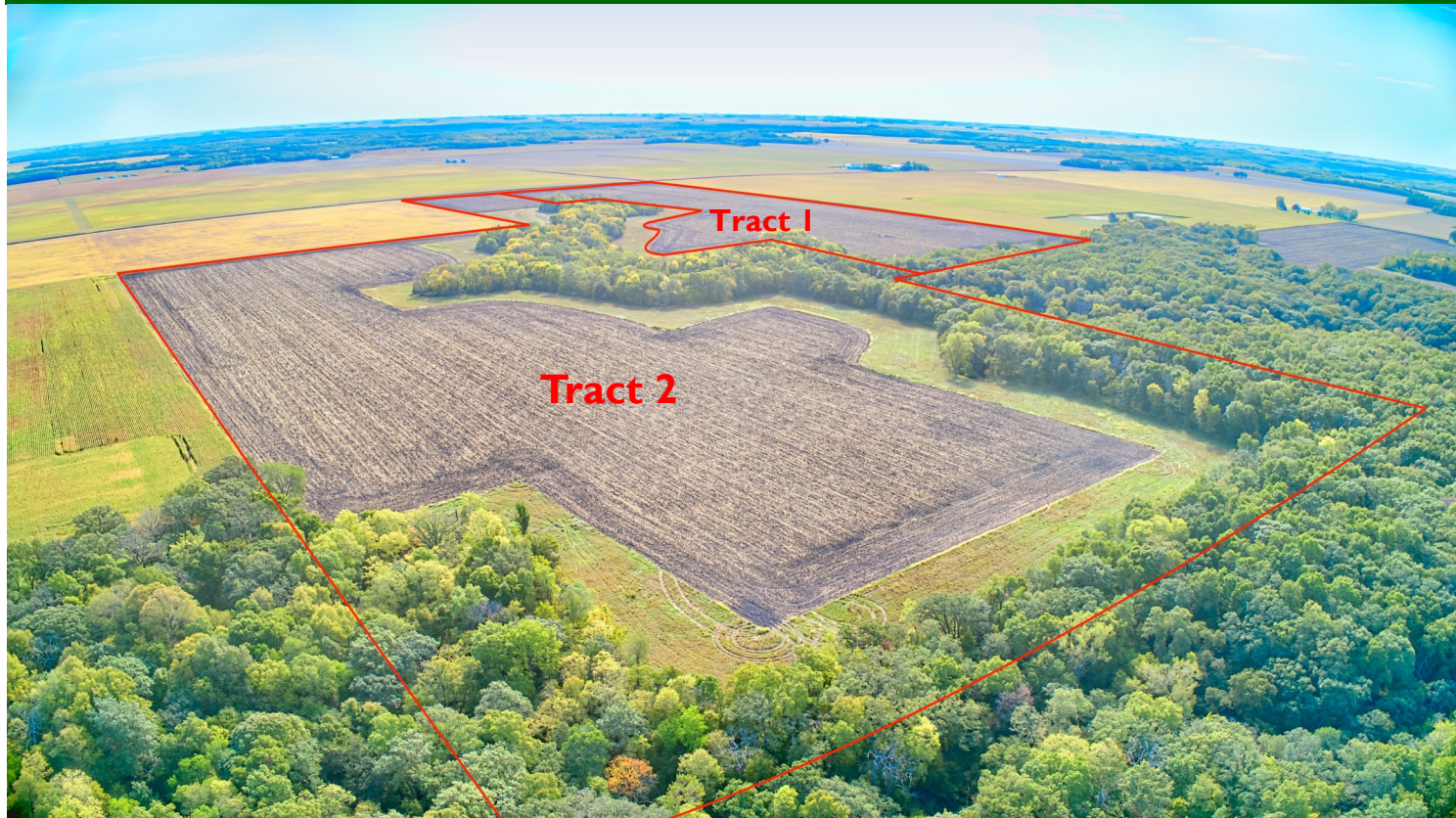
www.midwestlandmanagement.com

MIDWEST LAND
& 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.

Land Auction

Wednesday, November 3, 2021 at 10:00 A.M.



Tract 2-105.34 Surveyed Acres • Webster Township, Webster County, IA

Location: 4 miles east of Lehigh, Iowa on D46 and 1/2 mile south on Richardson Lane.

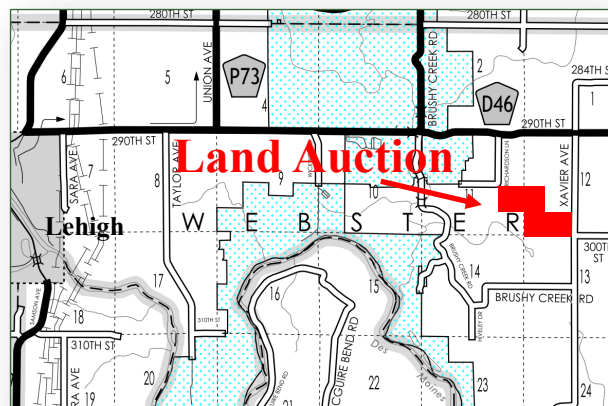
Tract 2 Legal Description: The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eleven (11) AND the Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twelve (12) AND part of the South Half of the Southwest Quarter (Pt. S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twelve (12), ALL in Township Eighty-seven (87) North, Range Twenty-seven (27) West of the 5th P.M., Webster County, Iowa. Exact legal to be taken from survey.

Cropland Surety/AgriData Avg. CSR2 : 82.7

Cropland Surety/AgriData Avg. CSR1: 81

Primary Soils: Webster, Le Sueur, Canisteo, Nicollet, Angus

Annual Real Estate Taxes: \$2,738



Auctioneer's Notes: Outdoor enthusiasts, here is your unique opportunity to purchase an elite hunting/timber/tillable property. This conveniently located, 160 acre property offers a hunter's paradise. Comprised of mature timber, productive cropland and income producing CRP, this scenic property has something for every buyer. Whether you are looking to farm, build or hunt, this will make a great addition to your portfolio.

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

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. Farm is leased for 2022 crop year. Farm to be sold based on surveyed acres. All final bids are subject to seller approval.

Anne Leaf and Matthew Leaf, Owners

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