

Midwest Land Management and Clinton Jones

# LAND AUCTION

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

**302.31 Acres - 4 Tracts**  
**Emmet County, IA**



**Sale Location:** Ringsted American Legion, 5 W. Maple Street, Ringsted, Iowa

**Method of Sale:** Successful bidder will have choice of Tracts 1, 2, 3 and/or 4.

**Property Location:** 2 miles west of Ringsted, Iowa on A34 and 1/2 mile north on 520th Avenue.

## **Tract 1 - 62.27 Surveyed Acres • Denmark Township, Emmet County, IA**

**Legal Description:** The West Half of the Northwest Fractional Quarter (W $\frac{1}{2}$  NW Fr.  $\frac{1}{4}$ ) of Section Eighteen (18), Township Ninety-eight (98) North, Range Thirty-one (31) West of the 5th P.M., Emmet County, Iowa. Exact legal to be taken from survey.



**Surety/AgriData Avg. CSR2:** 80.5

**Surety/AgriData Avg. CSRI:** 69.7

**Primary Soils:** Canisteo, Nicollet, Harps-Okobojo, Okobojo

**Annual Real Estate Taxes:** \$1,530

### **FSA Information for Tracts 1-4 Combined:**

Cropland Acres: 288.22 ac.

Corn Base: 215.92 ac.      Corn PLC Yield: 169 bu.

Soybean Base: 71.98 ac.      Soybean PLC Yield: 57 bu.

**See reverse side for information on Tracts 2-4.**

**Auctioneer's Notes:** Attention Land Buyers, farms of this size and quality rarely become available in this area. The Johnson farm offers great soils and ample tile outlets to county drainage. The farm has been well cared for and will make a great addition to any portfolio. Whether you're looking for farmland as an investment or to farm yourself, this farm will be an excellent opportunity for anyone.

**Robert Johnson, Suzanne Parsons  
& Stephanie Newman, Owners**

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

**Attorney:** Dennis Cmelik • Cmelik Law Office • Hartley, 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**

**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, November 10, 2021 at 10:00 A.M.

## Tract 2 - 79.85 Surveyed Acres • Denmark Township, Emmet County, IA



**Legal Description:** The East Half of the Northwest Fractional Quarter ( $E\frac{1}{2}$  NW Fr.  $\frac{1}{4}$ ) of Section Eighteen (18), Township Ninety-eight (98) North, Range Thirty-one (31) West of the 5th P.M., Emmet County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 85.2

**Surety/AgriData Avg. CSRI:** 74.8

**Primary Soils:** Nicollet, Canisteo, Clarion, & Webster

**Annual Real Estate Taxes:** \$2,162

## Tract 3 - 80.01 Surveyed Acres • Denmark Township, Emmet County, IA

**Legal Description:** The West Half of the Northeast Quarter ( $W\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section Eighteen (18), Township Ninety-eight (98) North, Range Thirty-one (31) West of the 5th P.M., Emmet County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 82.4

**Surety/AgriData Avg. CSRI:** 72.7

**Primary Soils:** Canisteo, Nicollet & Clarion

**Annual Real Estate Taxes:** \$2,104



## Tract 4 - 80.18 Surveyed Acres • Denmark Township, Emmet County, IA



**Legal Description:** The East Half of the Northeast Quarter ( $E\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section Eighteen (18), Township Ninety-eight (98) North, Range Thirty-one (31) West of the 5th P.M., Emmet County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 80.8

**Surety/AgriData Avg. CSRI:** 70.9

**Primary Soils:** Nicollet, Canisteo, Clarion & Harps

**Annual Real Estate Taxes:** \$2,012

**For more information call 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. Seller retains the right to accept or reject any bids.

**Robert Johnson, Suzanne Parsons  
& Stephanie Newman, Owners**

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

**Attorney:** Dennis Cmelik • Cmelik Law Office • Hartley, Iowa

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