

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, December 9, 2021 at 10:00 a.m.

301.58 Surveyed Acres Cropland, Pasture & Recreation Ground Cherokee County, IA



Sale Location: Quimby Golf Course, 1151 Clark Avenue, Quimby, IA

Location: 1/4 mile southwest of Quimby, Iowa on Highway 31.

Legal Description: Part of the East Half (Pt. E 1/2) of Section Ten (10) South of the Little Sioux River and Part of the West Half (W 1/2) of Section Eleven (11) South of the Little Sioux River, in Township Ninety (90) North, Range Forty-one (41) West of the 5th P.M., Cherokee County, IA. Exact legal to be taken from survey.

Cropland Surety/AgriData Avg. CSR2: 71.3

Cropland Surety/AgriData Avg. CSRI: 61.6

Primary Soils: Wadena, Colo, Omadi, Terril & Allendorf

Annual Real Estate Taxes: \$5,782

FSA Information:

Cropland Acres: 152.45

Corn Base: 152.40 acres / PLC Yield: 149

Soybean Base: .05 acres / PLC Yield: 44

Auctioneer's Notes: Attention Land Buyers, here is a special opportunity to purchase a farm with an excellent blend of cropland, pasture and recreation ground laying along the Little Sioux River. The tillable acres are very productive and a portion of the pasture could possibly be brought into crop production. The recreation ground is spectacular with several trophy deer taken on this property over the years. Whether you're looking for farmland to farm yourself, land as an investment, or a great hunting and fishing spot, this blended farm is an excellent opportunity for any buyer.

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 20, 2022. Real estate taxes to be prorated to December 31, 2021. Farm has an open lease for 2022. All final bids are subject to seller approval.

Daphne Joann Christensen (Knapp), Owner

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

Attorney: Rich Cook • Cook Law Firm • Cherokee, Iowa

For more information contact Chris Clark • 712-369-1531



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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.