

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, April 13, 2022 at 10:00 AM

**80 Acres m/l  
Sac County, IA**



**Sale Location:** Memorial Park Shelter, N. 2nd Street, Breda, Iowa

**Property Location:** 1 mile east of Breda, Iowa on E16 and 2¾ miles north on N20.

**Legal Description:** The North Half of the Northeast Quarter (N½ NE¼) of Section Thirty-one (31), Township Eighty-six (86) North, Range Thirty-five (35) West of the 5th P.M., Sac County, Iowa. Exact legal to be taken from the abstract.

**Surety/AgriData Avg. CSR2:** 85.5

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

**Annual Real Estate Taxes:** \$2,096

#### FSA Information:

Cropland Acres: 76.43 acres

Corn Base: 51.40 acres    Corn PLC Yield: 184 bu.

Soybean Base: 25 acres    Soybean PLC Yield: 52 bu.



**Auctioneer's Note:** Land Buyers, don't miss this opportunity to purchase a hard-to-find, smaller tract of highly tillable farmland in the Breda area. This productive farm offers good soils with an 85.5 CSR2 rating.

**For more information contact Travis Johnson at 712-330-5345**

**Terms:** 10% earnest money down on the day of the sale. Balance due at closing on or before June 30, 2022. Real estate taxes to be prorated to June 30, 2022. Possession granted at closing, subject to tenant's rights of the 2022 cash rent lease. Buyer to receive cash rent credit of \$16,000 at closing. All final bids are subject to seller approval.

***Lone N. Smith Trust, Owner***

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

**Attorney:** Lisa M. Steffen • Goosmann Law Firm • Spirit Lake, Iowa

**Midwest Land Management and Real Estate, Inc.**

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**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.