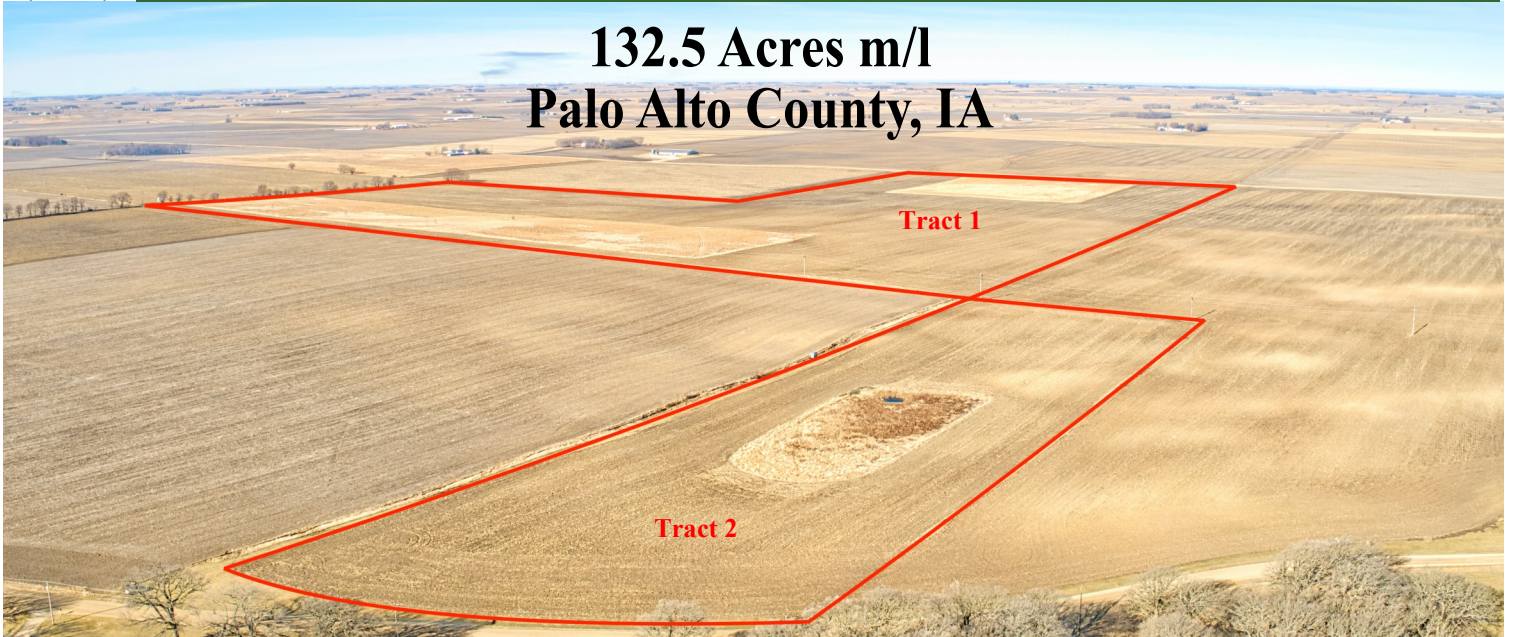


LAND AUCTION

Wednesday, May 18, 2022 at 10:00 A.M.

132.5 Acres m/l
Palo Alto County, IA



Sale Location: Shores at Five Island, 14 N. Lawler Street, Emmetsburg, IA

Tract 1 • 120 Acres m/l • Walnut Township

Property Location: 3½ miles south of Graettinger, Iowa on Highway 4, 1 mile east on 320th Street & ½ mile south on 430th Avenue.

Legal Description: The North Half of the Southwest Quarter (N½ SW¼) AND the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) of Section Thirty-four (34), Township Ninety-seven (97) North, Range Thirty-three (33) West of the 5th P.M., Palo Alto County, IA.

Surety/AgriData Avg. CSR2: 78.5

Surety/AgriData Avg. CSRI: 69.5

Primary Soils: Canisteo, Clarion, Nicollet, & Okoboji

Real Estate Taxes: \$3,576

Tract 1 CRP Information

CRP Contract 1: 23.99 acres
Annual Payment: \$7,695 (\$320.77 per acre)
Contract Expiration: 9/30/2030

CRP Contract 2: 11.12 acres
Annual Payment: \$4,053 (\$364.44 per acre)
Contract Expiration: 9/30/2030

Tract 2 • 12.5 Acres m/l • Walnut Township

Property Location: 3½ miles south of Graettinger, Iowa on Highway 4, 1½ mile east on 320th Street & ½ mile south on River Road.

Legal Description: 12.5 acres in the Southwest Quarter of the Northeast Quarter (SW¼ NE¼) of Section Thirty-four (34), Township Ninety-seven (97) North, Range Thirty-three (33) West of the 5th P.M., Palo Alto County, IA.

Surety/AgriData Avg. CSR2: 81.0

Surety/AgriData Avg. CSRI: 69.1

Primary Soils: Canisteo, Clarion, Okoboji & Colo

Real Estate Taxes: \$378

FSA information for Tracts 1 & 2 Combined:

Cropland Acres: 131.49 acres
Corn Base: 61.10 ac. PLC Yield: 148
Soybean Base: 35.28 ac. PLC Yield: 45

For information call Zach Anderson 712-298-1606 or Ben Hollesen 712-253-5779

Terms: Successful bidder will have choice of Tracts 1 and/or 2. 10% earnest money down day of sale. Balance due at closing on or before June 24th, 2022. Buyer to receive 1/2 of 2022 cash rent payment and 100% of the 2022 CRP Payment. Real estate taxes to be prorated to June 30, 2022. All final bids subject to seller approval.

Mary Margaret Whitney Schany Estate, Owner

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

Attorney: Todd Buchanan • Buchanan, Bibler, Gabor & Meis • Emmetsburg, IA

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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