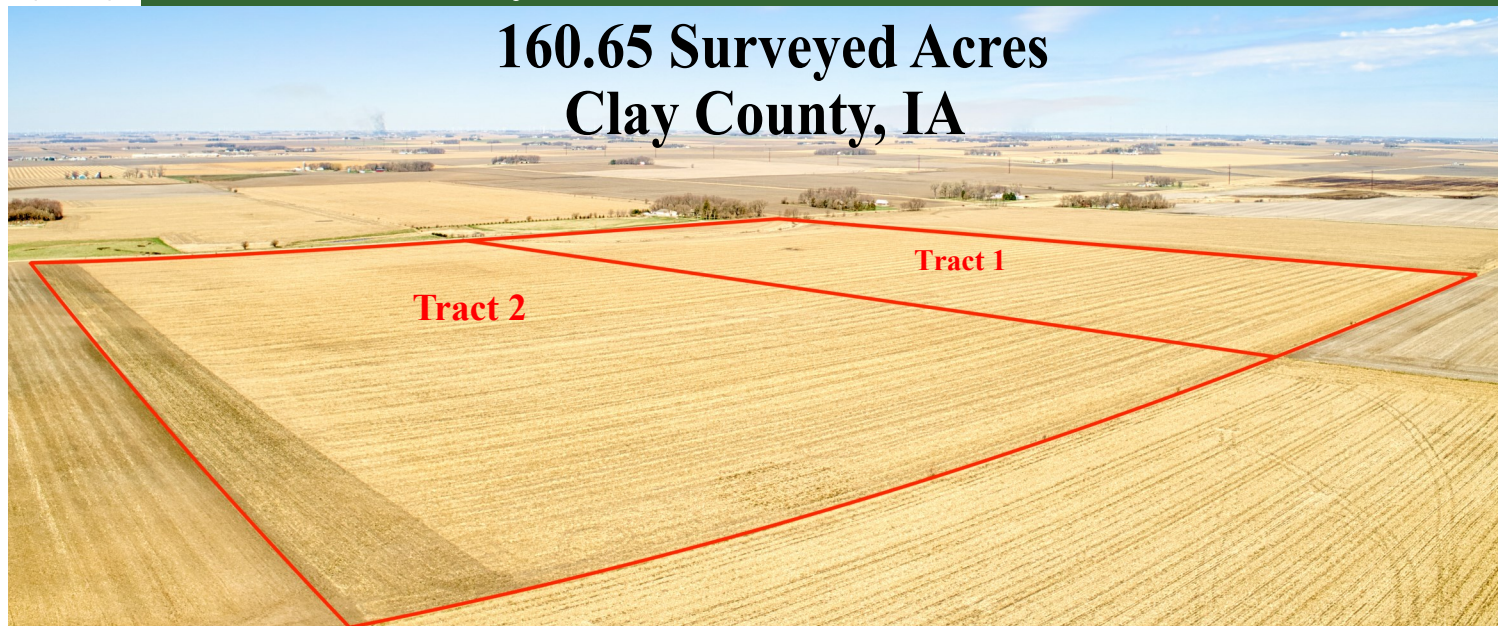


Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, June 16, 2022 at 10:00 A.M.

160.65 Surveyed Acres
Clay County, IA



Sale Location: Clay County Regional Events Center, 800 W. 18th Street, Spencer, IA

Property Location: 2 miles east of the Hwy 18 & 71 junction in north Spencer on 320th St. & ½ mile north on 240th Ave.

Tract 1 - 79.86 Surveyed Acres • Meadow Twp.

Legal Description: The South Half of the Northwest Quarter (S½ NW¼) of Section Twenty-eight (28), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 86.7

Surety/AgriData Avg. CSRI: 74.6

Primary Soils: Nicollet, Clarion, Calco, Webster & Everly

Real Estate Taxes: \$2,578

Tract 1 FSA information

Cropland Acres: 77.1 acres

Corn Base: 38 ac.

PLC Yield: 170

Soybean Base: 38 ac.

PLC Yield: 46

Tract 2 - 80.79 Surveyed Acres • Meadow Twp.

Legal Description: The North Half of the Southwest Quarter (N½ SW¼) of Section Twenty-eight (28), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 87.6

Surety/AgriData Avg. CSRI: 75.2

Primary Soils: Nicollet, Webster, Fostoria & Clarion

Real Estate Taxes: \$2,628

Tract 2 FSA information

Cropland Acres: 81.87 acres

Corn Base: 39.5 ac.

PLC Yield: 170

Soybean Base: 39.5 ac.

PLC Yield: 46

Auctioneer's Note: What an excellent opportunity to purchase high quality farmland in Clay County, IA. Land buyers don't miss your chance to purchase 80 or 160 acres at public auction from the Vander Tuig Family. These two parcels of land have been very well farmed and would make an excellent addition to any farming operation. We look forward to seeing you at the land auction.

For more information call Ben Hollesen at 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before August 5, 2022. Buyer to receive second half cash rent. Real estate taxes to be prorated to July 1, 2022. All final bids subject to seller approval.

Robert Vander Tuig & Larry L. Vander Tuig Revocable Trust, Owners

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

Attorney: Lisa Steffen • Goosmann Law Firm • Spirit Lake, 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

& REAL ESTATE, INC
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.