

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, September 21, 2022 at 10:00 a.m.

**222 Acres m/l
Selling in 3 Tracts**



Sale Location: Ringsted American Legion, 5 West Maple Street, Ringsted, Iowa

Method of Sale: Successful bidder will have choice of tracts.

Tract 1 - 63.93 Acres • Denmark Township, Emmet County, IA

Tract 1 Location: ½ mile west of Ringsted, IA on 245th St, ½ mile south on N60 & 1¾ miles west on 250th St.

Tract 1 Legal Description: The West Half of the Northwest Quarter (W½ NW¼) of Section Thirty (30), 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: 79.3

Surety/AgriData Avg. CSRI: 69

Soils: Canisteo, Crippin, Okoboji, Clarion, Harps, Nicollet, Webster

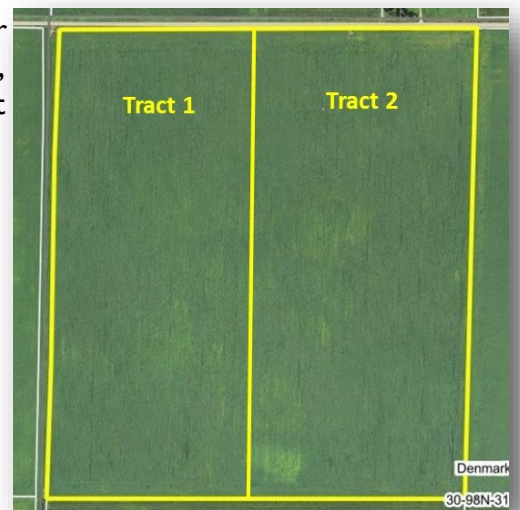
Real Estate Taxes: \$1,748

FSA Information For Tracts 1 & 2 Combined:

Cropland Acres: 140.27

Corn Base: 103.63 ac. Corn PLC Yield: 170

Soybean Base: 34.55 ac. Soybean PLC Yield: 51



For more information contact Zach Anderson • 712-298-1606

Auctioneer's Notes: Land buyers, don't miss this opportunity to purchase three tracts of highly productive Emmet County farmland. The Johnson farm has been very well managed and operated for many years and is in a very high state of productivity. You can take your choice of tracts 1, 2, 3 or any combination of these high quality tracts of tillable farmland. We look forward to seeing you in Ringsted on sale day.

Lloyd B. Johnson Rev.Trust, Owner

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

Attorney: Pelzer Law Firm • Estherville, 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

Jerod Olson ~ 712-240-2800 • Chris Clark ~ 712-369-1531

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.

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Tract 2 - 78.22 Acres • Denmark Township, Emmet County, IA

Tract 2 Location: ½ mile west of Ringsted, IA on 245th St, ½ mile south on N60 & 1 ½ miles west on 250th St.

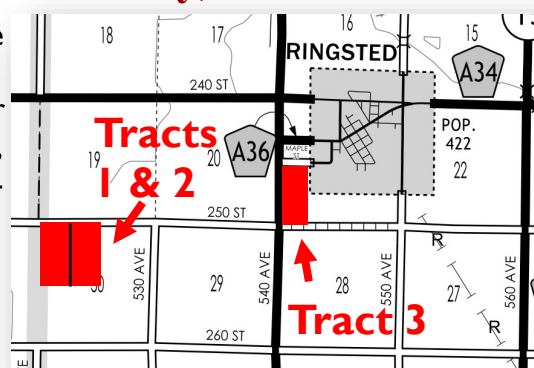
Tract 2 Legal Description: The East Half of the Northwest Quarter (E½ NW¼) of Section Thirty (30), Township Ninety-eight (98) North, Range Thirty-one (31) West of the 5th P.M., Emmet County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 83.9

Surety/AgriData Avg. CSRI: 73

Primary Soils: Canisteo, Nicollet, Clarion, Webster, Crippin

Real Estate Taxes: \$2,236



Tract 3 - 80 Acres m/l • Denmark Township, Emmet County, IA

Tract 3 Location: ¼ mile west of Ringsted, IA on 245th St.

Tract 3 Legal Description: The West Half of the Southwest Quarter (W½ SW¼) of Section Twenty-one (21), Township Ninety-eight (98) North, Range Thirty-one (31) West of the 5th P.M., Emmet County, Iowa.

Surety/AgriData Avg. CSR2: 83.3

Surety/AgriData Avg. CSRI: 71.2

Primary Soils: Canisteo, Clarion, Crippin, Okoboji

Real Estate Taxes: \$2,154



FSA Information For Tract 3:

Cropland Acres: 77.54

Corn Base: 58.14 ac.

Soybean Base: 19.38 ac.

Corn PLC Yield: 170

Soybean PLC Yield: 51

For more information contact Zach Anderson • 712-298-1606

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 1, 2022. Seller to retain 100% of the 2022 farm income. Real estate taxes to be prorated to December 31, 2022. All final bids are subject to seller approval.

Lloyd B. Johnson Rev. Trust, Owner

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