

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, September 22, 2022 at 10:00 a.m.

**206.87 Surveyed Acres  
Selling in 3 Tracts**



**Sale Location:** Terril Public Library, 115 N. State Street, Terril, Iowa

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

**Property Location:** 4 miles south of Terril, Iowa on N14 and 1½ miles west on B14.

## **Tract 1 - 67.75 Acres • Lake Township, Clay County, IA**

**Tract 1 Legal Description:** The East Half of the Southeast Quarter (E½ SE¼) of Section Six (6), Township Ninety-seven (97) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 84.3

**Surety/AgriData Avg. CSRI:** 72.6

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

**Real Estate Taxes:** \$2,042

### **FSA Information For Tracts 1- 3 Combined:**

Cropland Acres: 195.90

Corn Base: 98.2 ac.      Corn PLC Yield: 148

Soybean Base: 95.9 ac.      Soybean PLC Yield: 41



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

**Auctioneer's Notes:** Land buyers, don't miss an excellent opportunity to purchase this Clay County farm! You can take your choice of tracts 1, 2, 3 or any combination of these high quality tracts of tillable farmland. The Somers farm has been very well managed and operated for many years and is in a very high state of productivity. Bidding will be available in person or online on the day of the sale. We will see you at the sale - Terril Library on September 22, 2022 at 10:00 A.M.

**Donald A. and Clara Somers Trust, Owner**

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

**Attorney:** Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, 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**

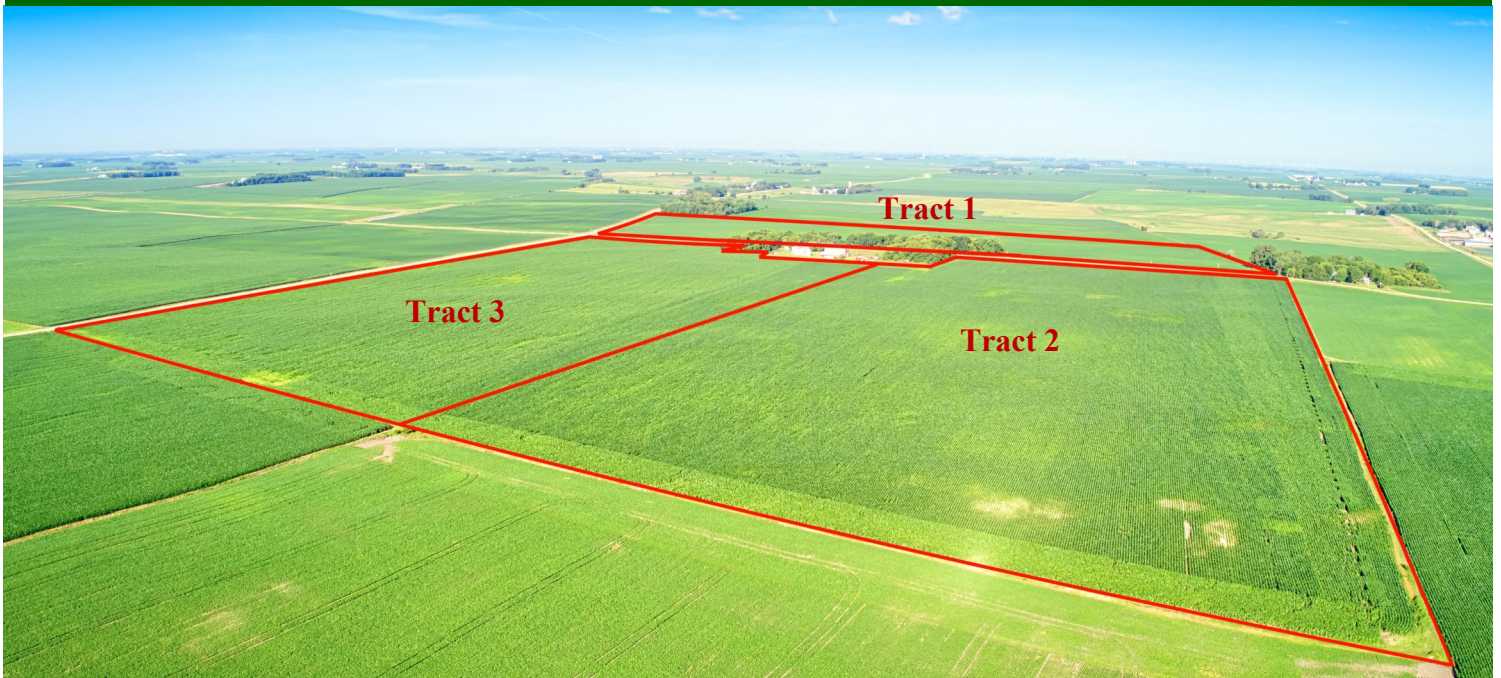
**MIDWEST LAND**  
MANAGEMENT & REAL ESTATE, INC

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.



# Land Auction

Thursday, September 22, 2022 at 10:00 A.M.



## Tract 2 - 73.43 Acres • Lake Township, Clay County, IA

**Tract 2 Legal Description:** The North Half of the Southwest Quarter (N $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Five (5) except Parcel "D", Township Ninety-seven (97) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 84.6

**Surety/AgriData Avg. CSRI:** 73.9

**Primary Soils:** Webster, Clarion, Canisteo, Nicollet, Dickinson

**Real Estate Taxes:** \$2,292



## Tract 3 - 65.69 Acres • Lake Township, Clay County, IA



**Tract 3 Legal Description:** The South Half of the Southwest Quarter (S $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Five (5) except Parcel "D", Township Ninety-seven (97) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 85.9

**Surety/AgriData Avg. CSRI:** 75.5

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

**Real Estate Taxes:** \$2,040

**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 14, 2022. Real estate taxes to be prorated to December 31, 2022. Final bids are subject to seller approval.

**Donald A. and Clara Somers Trust, Owner**

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

**Attorney:** Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, IA

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