

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 29, 2022 at 10:00 AM

80 Acres m/l
Palo Alto County, IA



Sale Location: Ruthven Social Center, 1503 Rolling Street, Ruthven, Iowa

Property Location: 1½ miles north of Ruthven, Iowa on 350th Avenue, ½ mile east on 340th Street, 2 miles north on 355th Avenue and ¼ mile east on 320th Street.

Legal Description: The East Half of the Northeast Quarter (E½ NE¼) of Section Thirty-two (32), Township Ninety-seven (97) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 79.5

Surety/AgriData Avg. CSRI: 71

Primary Soils: Nicollet, Webster & Clarion

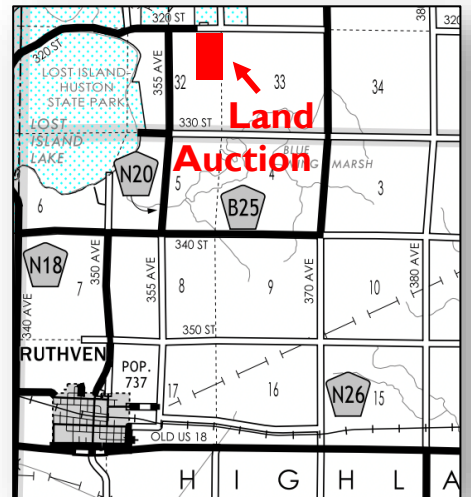
Annual Real Estate Taxes: \$2,138

FSA Information

Cropland Acres: 76.75 ac.

Corn Base: 40.27 ac. PLC Yield: 149

Soybean Base: 36.48 ac. PLC Yield: 40



Auctioneer's Note: What an excellent opportunity to purchase a hard to find, highly tillable tract of farmland in the Ruthven area at public auction. The farm has a very good soils rating with a CSR2 rating of 79.5 with the primary soils being Nicollet, Webster and Clarion. The farm lease has been terminated and will be sold with an open lease for the 2023 crop season. We look forward to seeing you in Ruthven on the 29th of November.

For more information contact Ben Hollesen 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 23, 2022. Real estate taxes to be prorated to December 31, 2022. Farm to be sold with an open lease for the 2023 crop year. All final bids are subject to seller approval.

Julie Huseman, Owner

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

Attorney: John Brown • Berkland & Brown • Emmetsburg, IA

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MIDWEST LAND
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MANAGEMENT

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