

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, September 19, 2023 at 10:00 a.m.

**303.92 Surveyed Acres
Selling in 4 Tracts**

Sale Location: Webb Community Center, 306 Church Street, Webb, Iowa

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

Property Location: 2 miles east of Webb, Iowa on B63 and 2¼ miles north on N14.

Tract 1– 79.52 Surveyed Acres • Garfield Township, Clay County, IA

Tract I Legal Description: The Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section Three, Township Ninety-four North, Range Thirty-five West of the 5th P.M., Clay County, IA. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 81.6

Surety/AgriData Avg. CSRI: 68.4

Soils: Clarion, Nicollet, Webster, Okoboji, Harps, Canisteo & Omsrud-Storden

Real Estate Taxes: \$2,260

FSA Information for Tracts 1-4 Combined

Cropland Acres: 299 ac.

Corn Base: 149.5 ac. Corn PLC Yield: 159

Soybean Base: 149.5 ac. Soybean PLC Yield: 46



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

Auctioneer's Notes: Land buyers, here is an excellent opportunity to purchase 4 tracts of highly tillable, productive farmland in Clay County, Iowa. The Merrill farms have been in the family for many years and have been very well farmed and cared for. The farms will be surveyed prior to the auction and will be sold on the surveyed acres. The farms will be sold by the choice method. Make plans to attend the land auction in Webb, Iowa on September 19th.

Bonnie Merrill Living Trust, Owner

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

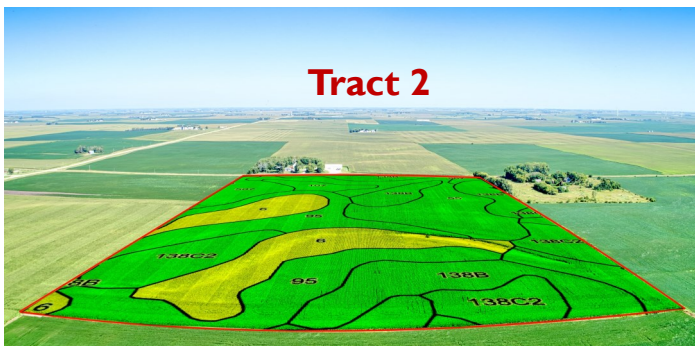
Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage 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.

Land Auction

Tuesday, September 19, 2023 at 10:00 a.m.



Tract 2 • 67.49 Surveyed Acres • Garfield Township



Tract 2 Legal Description: The East Half of the Northwest Quarter of Section Three, Township Ninety-four North, Range Thirty-five West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 80.2

Surety/AgriData Avg. CSRI: 68.3

Primary Soils: Clarion, Nicollet, Harps, Okoboji

Real Estate Taxes: \$1,886

Tract 3 • 92.78 Surveyed Acres • Garfield Township

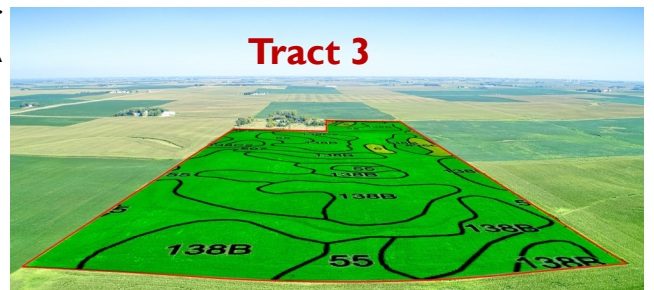
Tract 3 Legal Description: The Northwest Quarter of the Southeast Quarter and the West Half of the Northeast Quarter of Section Three, Township Ninety-four North, Range Thirty-five West of the 5th P.M., Clay County, IA except 13.28 acre parcel. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 85

Surety/AgriData Avg. CSRI: 73.2

Primary Soils: Canisteo, Clarion, Nicollet, Omsrud-Storden

Real Estate Taxes: \$2,754



Tract 4 • 64.13 Surveyed Acres • Garfield Township

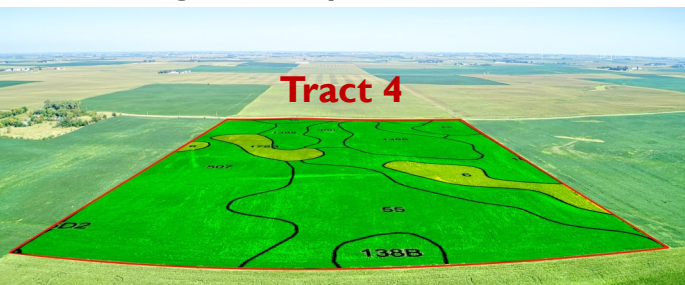
Tract 4 Legal Description: The East Half of the Northeast Quarter of Section Three, Township Ninety-four North, Range Thirty-five West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 79.9

Surety/AgriData Avg. CSRI: 71.8

Primary Soils: Canisteo, Nicollet, Ocheda, Waldorf

Real Estate Taxes: \$1,850



Terms: 10% down day of auction. Balance due at closing on or before November 7, 2023. Farm to be sold with an open lease for the 2024 crop year. Sellers to retain the 2023 farm income. Real estate taxes prorated to December 31, 2023.

Bonnie Merrill Living Trust, Owner

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis • Spencer, IA

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