

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, December 6, 2023 at 10:00 AM

150 Acres m/l
Emmet County, IA

Tile Maps
Available



Sale Location: Gruver City Hall, 103 3rd Street, Gruver, Iowa

Property Location: Adjacent to the eastern city limits of Gruver, Iowa.

Legal Description: Part of the Northwest Quarter (Pt. NW $\frac{1}{4}$) of Section Thirteen (13), Township Ninety-nine (99) North, Range Thirty-three (33) West of the 5th P.M, Emmet County, Iowa. Exact legal to be taken from abstract.

Surety/AgriData Avg. CSR2: 82.2

Surety/AgriData Avg. CSRI: 70.1

Primary Soils: Canisteo, Clarion, Crippin, Harps

Annual Real Estate Taxes: \$5,146

FSA information is combined with adjacent tract.

Cropland Acres: 286.41

Corn Base: 143.9 acres

Corn PLC Yield: 170

Soybean Base: 139.7 acres

Soybean PLC Yield: 44



Auctioneer's Note: Land buyers, here's your chance to purchase a large tract of productive, tillable farmland in the Gruver, IA area. The Hansen farm has been in the family for several generations and has been very well farmed and cared for. The farm will be sold with no lease in place for the 2024 crop season. The farm has an expansive county tile system in place, and the county tile map is available on our website. Mark your calendars; we look forward to seeing you in Gruver on December 6th.

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

Terms: 10% earnest money due day of sale. Balance due at closing on or before January 18, 2024. Real estate taxes prorated to December 31, 2023. All final bids subject to seller approval.

Francine Bergeson, Jerry Hansen & Elaine Jacobsen, Owners

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

Attorney: Sara Guenther • Dotson, Guenther, Christian & Lauer • Algona, 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

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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.