

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, December 14, 2023 at 10:00 AM

Buyer has option to rent adjacent 160 acres!

160 Acres m/l
Plymouth County, IA



Sale Location: Kingsley Community Center, 207 E 1st Street, Kingsley, Iowa

Property Location: 3 miles north of Kingsley, Iowa on Highway 140, 4 miles west on 290th Street, and 3 miles north on Pioneer Avenue.

Legal Description: The Southeast Quarter (SE¹/₄) of Section Twenty-one (21), Township Ninety-one (91) North, Range Forty-four (44) West of the 5th P.M., Plymouth County, Iowa.

Surety/AgriData Avg. CSR2: 85.2

Surety/AgriData Avg. CSRI: 63.3

Soils: Calco, Galva, Radford and Steinauer

Annual Real Estate Taxes: \$4,134

FSA information is combined with adjacent tract.

Cropland Acres: 311.18

Corn Base: 148.1 Acres / PLC Yield: 174

Soybean Base: 148.5 Acres / PLC Yield: 50



Auctioneer's Note: Attention land buyers - what an exceptional opportunity to purchase hard-to-find productive farmland at public auction. The Heitman farm has been in the family for generations and has been well farmed and cared for. **The buyer of this tract will have the first opportunity to rent the adjoining 160 acres to the west; please contact Ben Hollesen to learn more about the lease details.** We look forward to seeing you at the auction on December 14th in Kingsley.

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

Terms: 10% down day of sale. Balance due at closing on or before February 2, 2024. Seller to retain all the 2023 farm income. Farm to be sold with an open lease for 2024. Real estate taxes prorated to December 31, 2023. All final bids subject to seller approval.

Marilyn L. Heitman Estate, Owner

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

Attorney: Stephen Larson • Simmons Perrine Moyer Bergman PLC • Cedar Rapids, 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

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.