

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, April 2, 2024 at 10:00 AM

**77.65 Surveyed Acres
Buena Vista County, IA**

Available
for 2024!



Sale Location: American Legion, 200 Main Street, Sioux Rapids, Iowa

Property Location: 2½ miles south of Sioux Rapids, Iowa on Highway 71,
3 miles east on Highway 10 and ½ mile south on M50.

Legal Description: The West Half of the Southwest Quarter (W½ SW¼) of Section Twenty-seven (27), Township Ninety-three (93) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa excluding a 2.5 acre acreage. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 85.3

Surety/AgriData Avg. CSRI: 74.7

Soils: Canisteo, Clarion, Nicollet, Okoboji & Webster

Annual Real Estate Taxes: \$2,073 estimated

FSA Information

Cropland Acres: 74.26 acres

Corn Base: 37.21 acres PLC Yield: 160

Soybean Base: 34.10 acres PLC Yield: 43

Oats Base: 1.39 acres PLC Yield: 69



Auctioneer's Note: Attention land buyers and investors, here is an excellent opportunity to purchase a highly-tillable, productive Buena Vista County farmland at public auction. This farm has been in the Caskey family for generations, and this is the first time it has traded hands publicly. We look forward to seeing you at the land auction.

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

Terms: 10% down day of sale. Balance due at closing on or before May 10, 2024. Farm has an open lease for the 2024 crop year. Real estate taxes prorated to December 31, 2023. All final bids are subject to seller approval.

Sherry Caskey, David Caskey & Virginia Leidahl, Owners

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

Attorney: Daniel Fretheim • Decorah, 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

Jerod Olson ~ 712-240-2800

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.