

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, May 15, 2024 at 10:00 a.m.

118 Acres m/l Palo Alto County, Iowa



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

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

Tract 1 – 38 Acres m/l • Lost Island Township • Palo Alto County, IA

Tract 1 Property Location: 3 miles east of Ruthven, IA on Highway 18 & 4¾ miles north on 380th Avenue.

Tract 1 Legal Description: The Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section Twenty-seven (27), Township Ninety-seven (97) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa (excluding 2.2 acres).

Surety/AgriData Avg. CSR2: 83.6

Surety/AgriData Avg. CSRI: 72.1

Primary Soils: Clarion, Webster, Nicollet & Okoboji

Real Estate Taxes: \$1,036

FSA Information for Tract 1:

Cropland Acres: 35.53 acres

Corn Base: 17.8 ac. Corn PLC Yield: 164

Soybean Base: 17.7 ac Soybean PLC Yield: 46



For more information contact Zach Anderson • 712-298-1606

Terms: 10% down day of sale. Balance due at closing on or before July 2, 2024. Real estate taxes prorated to June 30, 2024. Farm has lease in place for 2024 crop season. Buyer to receive second half cash rent on September 15, 2024. Seller reserves the right to reject any and all bids.

Shirley Rasmussen Estate, Owner

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

Attorney: Lisa Steffen • Goosmann Law Firm, PLC • Spirit Lake, 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

& 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

Wednesday, May 15, 2024 at 10:00 a.m.



Tract 2 • 80 Acres m/l • Lost Island Township • Palo Alto County, IA

Tract 2 Property Location: 3 miles east of Ruthven, Iowa on Highway 18, 5 miles north on 380th Avenue and 1/4 mile east on 310th Street.

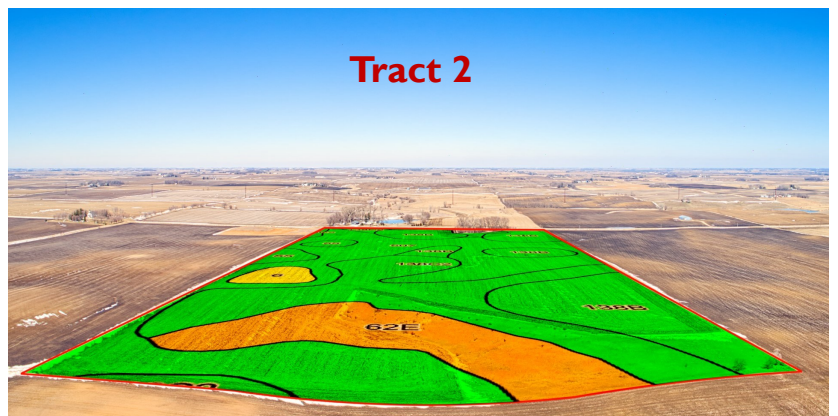
Tract 2 Legal Description: The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-six (26), Township Ninety-seven (97) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 80.1

Surety/AgriData Avg. CSRI: 66.7

Primary Soils: Canisteo, Clarion & Storden

Real Estate Taxes: \$2,462



FSA Information for Tract 2:

Cropland Acres: 76.07 acres

Corn Base: 34.3 ac. Corn PLC Yield: 164

Soybean Base: 34.4 ac Soybean PLC Yield: 46

For more information contact Zach Anderson • 712-298-1606

Auctioneer's Note: Land buyers, here's your chance to purchase two tracts of productive, tillable farmland in Palo Alto County. The Rasmussen farms are located 3 miles east and 5 miles north of Ruthven, Iowa and boast an 80 plus CSR2. Both tracts have been very well farmed and cared for with the new buyer will receiving the second half cash rent on September 15, 2024. Mark your calendars; we look forward to seeing you in Ruthven or Online on May 15th.

Shirley Rasmussen Estate, Owner

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