

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, November 6, 2024 at 10:00 a.m.

313 Acres m/l
Selling in 4 Tracts

Excellent
Soils!

Sale Location: Sioux Rapids Fire Station, 810 Birch Street, Sioux Rapids, Iowa

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

Location of Tracts 1-3: 2 miles north of Linn Grove, Iowa on 170th Avenue and 1 mile east on Highway 10.

Location of Tract 4: 1 mile north of Linn Grove, Iowa on 170th Avenue and 1/2 mile east on 510th Street.

Tract 1 - 80 Acres m/l • Douglas Township • Clay County, Iowa

Tract 1 Legal Description: The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-three (33), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 96.5

Surety/AgriData Avg. CSRI: 81.1

Soils: McCreath, Ransom & Sac

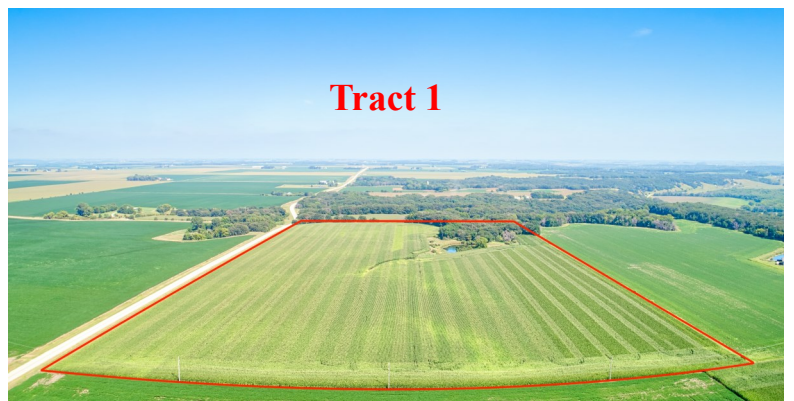
Real Estate Taxes: \$2,492

FSA Information for Tracts 1-3 Combined

Cropland Acres: 220.74 ac.

Corn Base: 154.62 ac. Corn PLC Yield: 160

Soybean Base: 65.61 ac. Soybean PLC Yield: 45



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

Auctioneer's Notes: Land buyers, take note of these high quality Clay County farms located in Douglas Township. If you have been looking for high quality farms, these will certainly grab your attention. The farms have been in the Carlson family for multiple generations and would make an excellent long term investment in Iowa farmland. Make plans to attend the auction in person or online on November 6th; we look forward to seeing you at the auction.

David E. Carlson, James D. Carlson & Julie Ann Carlblom, Owners

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis • Spencer, 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 • Jason Collins ~ 712-301-3858

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.

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Wednesday, November 6, 2024 at 10:00 a.m.



Tract 2 • 79.73 Surveyed Acres • Douglas Twp • Clay County, IA

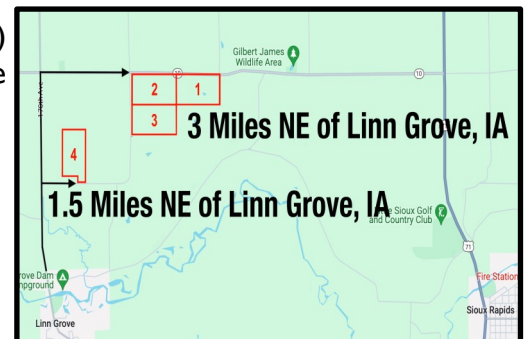
Tract 2 Legal: The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-three (33), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 96

Surety/AgriData Avg. CSRI: 80.8

Soils: McCreath, Ransom, Gillett Grove and Sac

Real Estate Taxes: \$2,563 est.



Tract 3 • 79.32 Surveyed Acres • Douglas Twp. • Clay County, IA

Tract 3 Legal Description: The South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-three (33), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 95.3

Surety/AgriData Avg. CSRI: 80.3

Soils: Gillett Grove, Ransom and McCreath

Real Estate Taxes: \$2,541 est.

Tract 4 • 74 Acres m/l • Douglas Twp. • Clay County, IA

Tract 4 Legal Description: The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-two (32), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA except Parcel E.



Surety/AgriData Avg. CSR2: 92

Surety/AgriData Avg. CSRI: 68.2

Primary Soils: Sac, Gillett Grove & Everly

Real Estate Taxes: \$2,402

FSA Information for Tract 4

Cropland Acres: 73.63 ac.

Corn Base: 51.58 ac. Corn PLC Yield: 160

Soybean Base: 21.89 ac. Soybean PLC Yield: 45

Terms: 10% down day of sale. Balance due at closing on or before December 18, 2024. Real estate taxes to be prorated to December 31, 2024. Sellers to retain 100% of the 2024 income. Farm to have an open lease for the 2025 crop year. All final bids subject to seller approval.

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