

LAND AUCTION

Friday, January 30, 2015 at 10:00 A.M.

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

Method of Sale: Parcel A will be sold first with sale of Parcel B immediately following.

More or Less
160 Acres Scott Township, Buena Vista County, IA

Parcel A Location: 3 miles west of Rembrandt, IA on C25 and 1½ miles south on 90th Avenue.

Parcel A Legal Description: The Southwest Quarter (SW¼) of Section Nine (9) in Township Ninety-two (92) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, IA.



Surety/AgriData Avg. CSR2: 86.4
Surety/AgriData Avg. CSRI: 75.6
Soils: Clarion, Canisteo, Nicollet, Webster, Okoboji, Harps and Wadena
Taxable Acres: 156 ac. **Real Estate Taxes:** \$3676
FSA Information:
Tillable Acres: 154.9 ac.
Corn Base: 78.6 ac. DD/CC Yield: 132/132 bu.
Soybean Base: 75.7 ac. DD/CC Yield: 31/31 bu.

More or Less
80 ACRES Scott Township, Buena Vista County, IA



Parcel B Location: 3 miles west of Rembrandt, IA on C25 and 4 miles south on 90th Ave.
Parcel B Legal Description: The West Half of the Northwest Quarter (W½ NW¼) of Section Twenty-eight (28) in Township Ninety-two (92) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, IA.

Surety/AgriData Avg. CSR2: 88.6
Surety/AgriData Avg. CSRI: 75.3
Soils: Clarion, Canisteo and Nicollet
Taxable Acres: 77 ac. **Real Estate Taxes:** \$1768
FSA Information:
Tillable Acres: 77.6 ac.
Corn Base: 38.8 ac. DD/CC Yield: 123/123 bu.
Soybean Base: 38.8 ac. DD/CC Yield: 41/41 bu.

Auctioneer's Note: We are pleased to be selling two all-tillable, highly-productive farms on behalf of the Peterson family. These farms are available for farming in the 2015 year. You have the choice of buying an 80 or 160 acres to add on to your farming operation or as an investment. Plan on attending this sale!

Terms: 10% earnest money down day of sale. Balance due at closing on or before March 5, 2015. Real estate taxes to be prorated to December 31, 2014. Full possession at closing. No lease for 2015. All final bids are subject to approval of seller.

Oscar Peterson Trust, Owner

Trustee: Jim Haraldson

Attorney: Mark Cornish

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

Midwest Land Management and Real Estate, Inc.

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