

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, July 20, 2017 at 10:00 A.M.

282 ACRES m/l - 4 Tracts

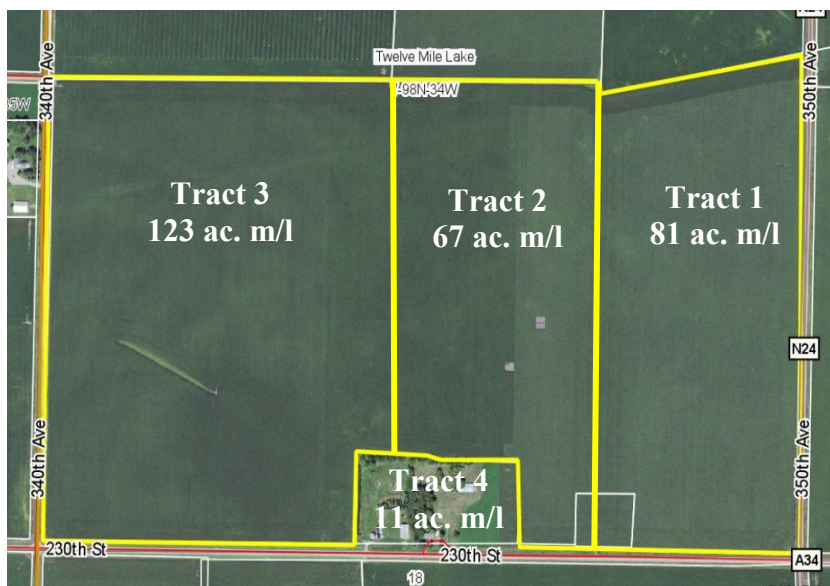
Twelve Mile Lake Township, Emmet County, Iowa



Sale Location: Terril Library, 115 N. State Street, Terril, IA.

Method of Sale: Successful bidder will have choice of Tracts 1, 2 & 3.
Sale of Tract 4 will immediately follow.

Property Location: 5 miles west of Wallingford, IA on A34.



Tract 1– 81 ACRES m/l

Tract 1 Legal Description: The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) and Part of the Southeast Quarter of the Northeast Quarter (Pt. SE $\frac{1}{4}$ NE $\frac{1}{4}$) containing 81 acres more or less, Section Seven (7), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, IA.

Surety/AgriData Avg. CSR2: 86.2

Surety/AgriData Avg. CSRI: 76.9

Soils: Nicollet, Canisteo, Clarion, Webster, Okoboji, Crippin and Harps

Annual Real Estate Taxes: \$2,090

Tract 2 - 67 ACRES m/l

Tract 2 Legal Description: The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) containing 67 acres more or less, Section Seven (7), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa excluding 11 Acre Acreage.

Surety/AgriData Avg. CSR2: 84.9

Surety/AgriData Avg. CSRI: 75.2

Soils: Canisteo, Nicollet, Webster, Okoboji, Clarion, Crippin, Clarion-Swanlake and Harps

Annual Real Estate Taxes: \$1,776 (est.)

See Reverse Side for Information on Tracts 3 & 4

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue, Spencer, IA 51301

Ben Hollesen • 712-253-5779

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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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Tract 3 - 123 ACRES m/l

Surety/AgriData Avg. CSR2: 77.8

Surety/AgriData Avg. CSRI: 68.2

Primary Soils: Nicollet, Okoboji, Clarion, Canisteo, Harps, Crippin, Webster and Clarion-Swanlake

Annual Real Estate Taxes: \$2,920

Tract 3 Legal Description: The Fractional Southwest Quarter (Fr. SW¹/₄) containing 123 acres more or less, Section Seven (7), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa excluding part of the 11 acre acreage.

Combined FSA Information for Tracts 1, 2 & 3:

Tillable Acres: 265.46 ac.

Corn Base: 127.35 ac. PLC Yield : 156 bu.

Soybean Base: 127.35 ac. PLC Yield: 51 bu.

Tract 4 - 11 Acre Acreage m/l



Tract 4 Legal Description: An 11 acre acreage more or less in the Southwest Quarter of the Southeast Quarter (SW¹/₄ SE¹/₄) and the Southeast Quarter of the Southwest Quarter (SE¹/₄ SW¹/₄) of Section Seven (7), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa.

Acreage Features:

1412 Sq. Ft. Ranch Style Home

3 Bedrooms

1 Full Bath

45' x 70' Steel Machine Shed

Grain Bins

Open House
July 10
5:00-6:00 PM

Property Address: 3450 230th Street, Estherville, IA

Annual Real Estate Taxes: \$1,182 (est.)



Auctioneer's Note: Land buyers, here is an excellent opportunity to purchase 3 highly tillable tracts of farmland ranging in size from 67 acres to 123 acres. The 11 acre acreage would make a great acreage featuring a ranch style home with outbuildings and grain bins. Make plans to attend the open house on July 10th from 5-6 PM. The Prentice farm would make an excellent long-term investment.

Terms: All tracts to be surveyed prior to auction date. 10% earnest money down day of sale. Balance due at closing on or before November 15, 2017 for Tracts 1, 2 & 3 and on or before September 8, 2017 for Tract 4. Real estate taxes to be prorated to December 31, 2017 for Tracts 1, 2 & 3 and date of possession on Tract 4. Sellers to retain 100% of the 2017 cash rent. Buyer will be responsible to bring the septic system to current Iowa Code (Tract 4). All final bids are subject to approval of seller.

**Judy Kelp, Craig Prentice, Keith Prentice &
Richard Prentice, Owners**

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

Attorney: Lisa Steffen • Montgomery, Barry, Bovee, Steffen & Davis • Spencer, Iowa

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