

Midwest Land Management

LAND PRIVATE AUCTION

Initial Bid Deadline - 11:00 A.M. Friday, February 20, 2015

More or Less

30 ACRES Waterman Township, O'Brien County, IA

Tract 1 Location: 4 miles east of Sutherland on 470th Street (1 mile south of B53).

Tract 1 Legal Description: Part of the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Fourteen (14), Township Ninety-four (94) North, Range Thirty-nine (39) West of the 5th P.M., O'Brien County, IA. Exact legal to be taken from survey.



Surety/AgriData Avg. CSR2: 94.9
Surety/AgriData Avg. CSRI: 71.6
Primary Soils: Galva and Primghar
Real Estate Taxes: \$660 (Estimated)



More or Less

12 ACRES Waterman Township, O'Brien County, IA

Tract 2 Location: 3 miles east of Sutherland on 470th Street (1 mile south of B53)

Tract 2 Legal Description: Part of the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Fourteen (14), Township Ninety-four (94) North, Range Thirty-nine (39) West of the 5th P.M., O'Brien County, IA. Exact legal to be taken from survey.



Surety/AgriData Avg. CSR2: 84.8
Surety/AgriData Avg. CSRI: 74.2
Primary Soils: Spillco and Spillville
Real Estate Taxes: \$264 (Estimated)



Auctioneer's Note: Farmers and Investors, here is an excellent opportunity to purchase two smaller, highly tillable tracts of O'Brien County farmland. Both tracts have excellent soils and have been well maintained and farmed. Don't miss your opportunity to purchase these attractive farms.

Terms: "Private Auction" initial bid offers will be accepted via telephone until 11:00 A.M., February 20th, 2015. After initial bids have been collected (deadline above) all bidders will then be contacted to raise their bid until all bidding has ended. The highest bid will be declared the "Winning Bidder". All bids will be taken by phone- contact Ben Hollesen at 712-253-5779 to place your bid. Final purchase price to be determined by surveyed acres times the highest bid on each tract. All final bids are subject to seller approval. Successful bidders will enter into a Real Estate Contract with the seller and will be required to put 10% earnest money down. Closing date of April 1st, 2015. Open lease for the 2015 crop season.

Deed Restrictions: No construction, erection or placement of any residence, buildings or structures. No confined animal feeding operations. The preceding deed restriction is for the benefit and enjoyment of the grantee, the grantor, the grantor's heirs and assigns, and the Iowa Natural Heritage Foundation. The grantee, the grantor, and the grantor's heirs and assigns and/or the Iowa Natural Heritage Foundation shall have the right to renew the restrictions pursuant to Section 614.24 of the Code of Iowa.

Midwest Land Management and Real Estate, Inc.

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& 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". 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.