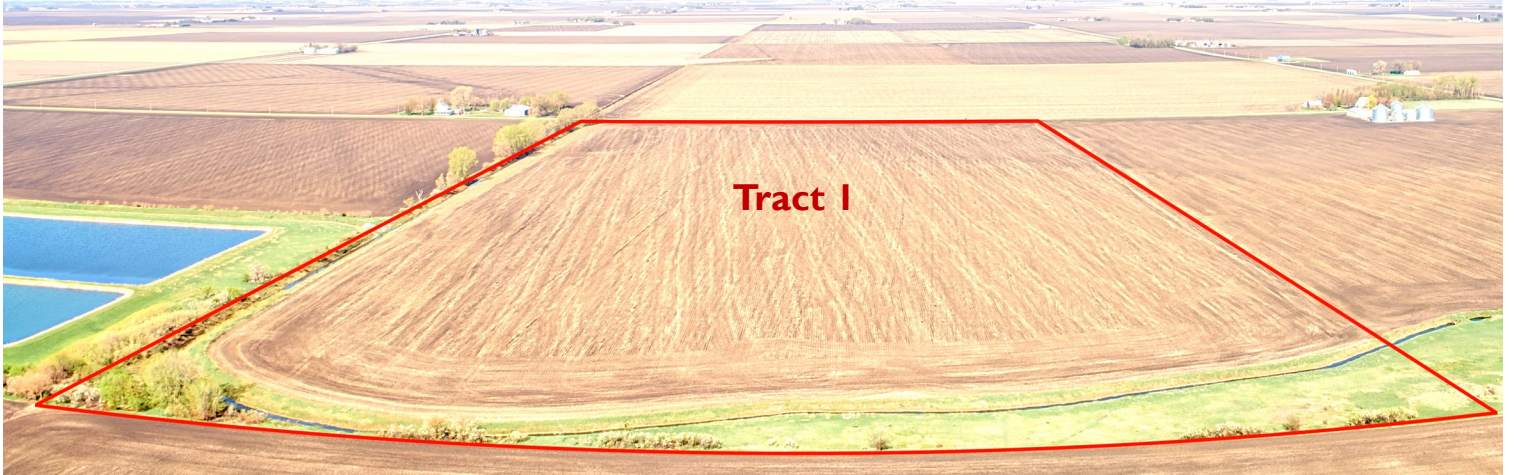


Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, June 15, 2023 at 10:00 A.M.

**108 Acres - Selling in 2 Tracts
Clay County, IA**



Sale Location: Royal Community Center, 302 Main Street, Royal, Iowa

Property Location: Tract 1 is 1/2 mile north of Royal, IA on I 50th Avenue.
Tract 2 is adjacent to the northwest city limits of Royal, Iowa.

Tract 1 • 80 Acres m/l • Clay Township, Clay County, IA

Legal Description: The South Half of the Northwest Quarter (S¹/₂ of the NW¹/₄) of Section One (1), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 91.3

Surety/AgriData Avg. CSRI: 77.1

Primary Soils: Gillett Grove, McCreath & Afton

Real Estate Taxes: \$2,146



Tract 1 FSA Information

Cropland Acres: 76.3 acres including 2 CRP acres

Corn Base: 47 ac. PLC Yield: 180

Soybean Base: 27.3 ac. PLC Yield: 59

For more information call Ben Hollesen at 712-253-5779.

Terms: 10% earnest money down day of auction. Balance due at closing on or before July 13, 2023. Seller to retain 1st half cash rent. Real estate taxes prorated to July 1, 2023. All final bids subject to seller approval.

Shirley Nalley & Richard Santage, Owners

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

Attorney: Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • 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 • Chris Clark ~ 712-369-1531

www.midwestlandmanagement.com

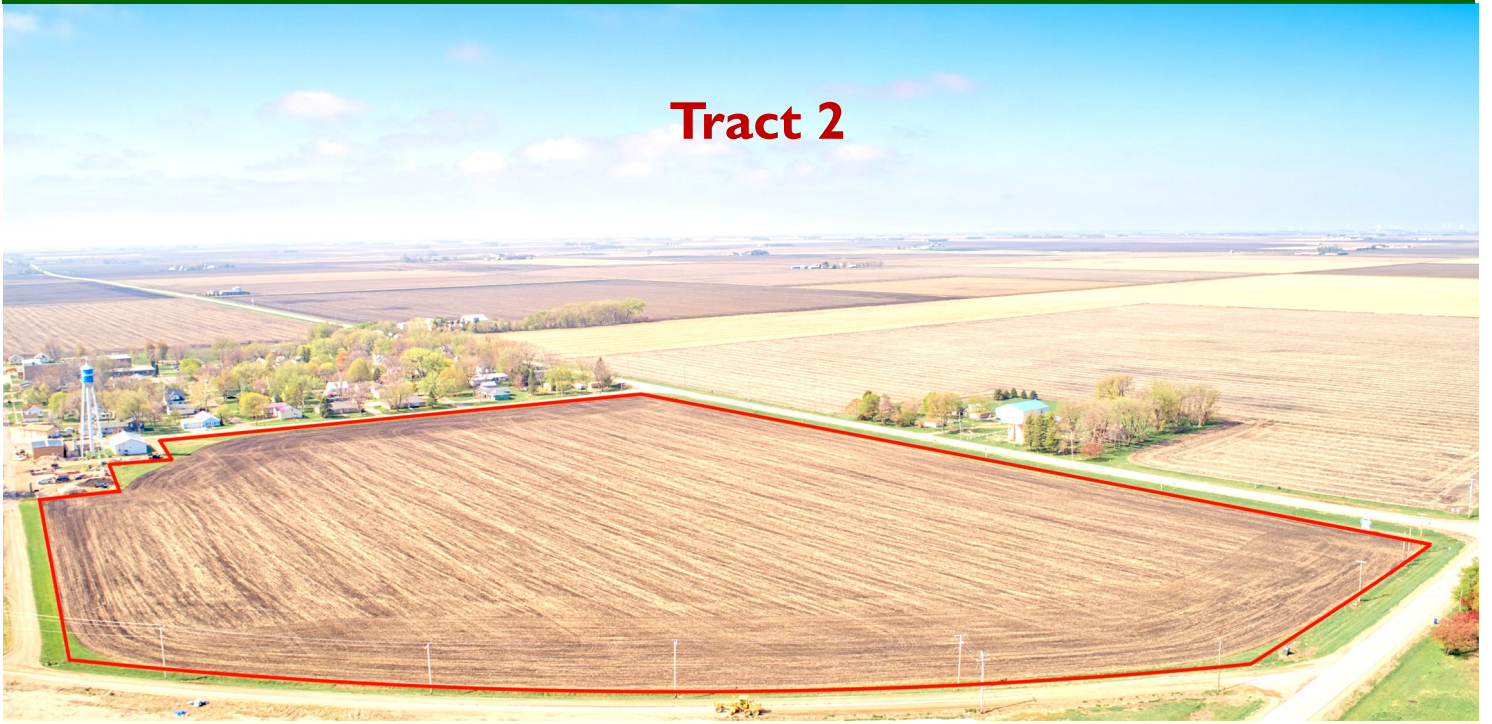
MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC.

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

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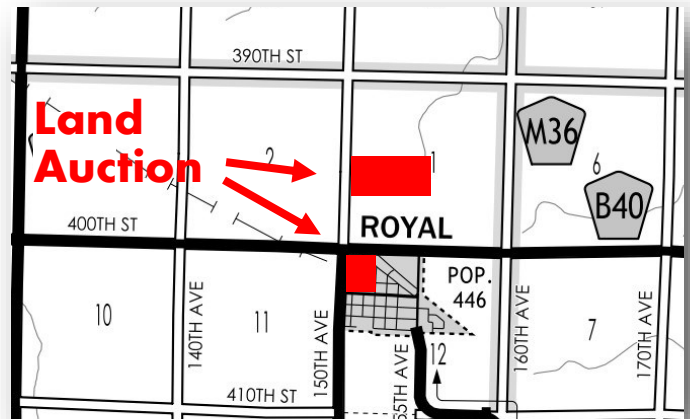
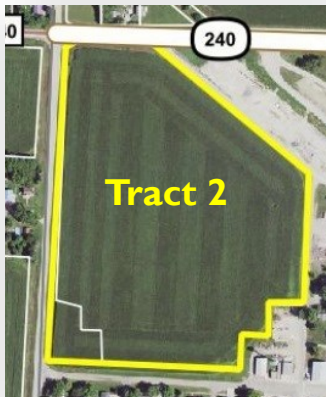
Tract 2



Tract 2 • 28 Acres • Clay Township, Clay County, IA

Legal Description: Part of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Twelve (12), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 96.7
Surety/AgriData Avg. CSRI: 81.4
Primary Soils: McCreath and Gillett Grove
Real Estate Taxes: \$690



Tract 2 FSA Information

Cropland Acres: 26.54 acres
 Corn Base: 13.4 ac. PLC Yield: 180
 Soybean Base: 11.9 ac. PLC Yield: 59

For more information call Ben Hollesen at 712-253-5779.

Auctioneer's Note: Land buyers, here is an exceptional opportunity to purchase some of the best farmland Iowa has to offer. These two farms boast excellent soil types and are proven performers in the Royal area. If you are looking to purchase the best land Iowa has to offer, you won't want to miss this auction. We look forward to seeing you in Royal, IA on sale day!

Shirley Nalley & Richard Santage, Owners

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