

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 14, 2017 at 10:00 A.M.

120.5 ACRES - 3 Tracts Buena Vista County, Iowa

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

Method of Sale: Successful bidder will have choice of Tract 1 and/or Tract 2 with sale of Tract 3 immediately following.

More or Less

Tract 1 - 40 Acres Barnes Township, Buena Vista County, IA

Tract 1 Location: ½ mile north of Rembrandt, Iowa on 120th Avenue, 2 miles west on 470th Street and ½ mile north on M44.

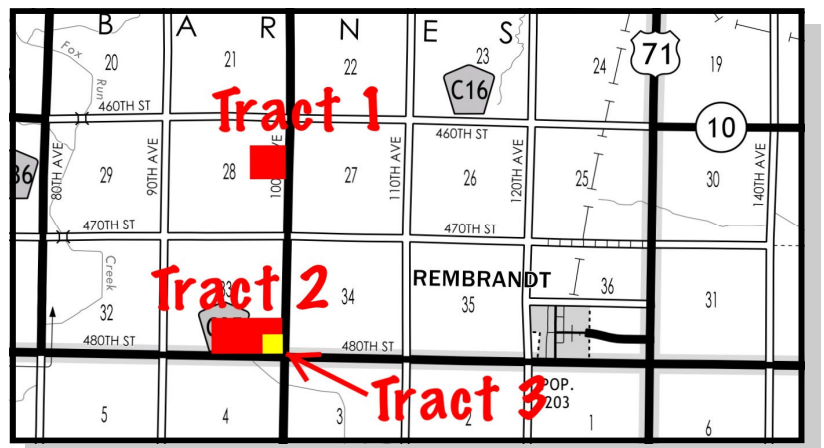
Tract 1 Legal Description: The Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section Twenty-eight (28), Township Ninety-three (93) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, Iowa.



Surety/AgriData Avg. CSR2: 87.1
Surety/AgriData Avg. CSR1: 76.4
Soils: Webster, Clarion, Nicollet
Real Estate Taxes: \$1056

FSA Information:

Tillable Acres: 38.6 ac.
Corn Base: 19.4 ac. PLC Yield : 123 bu.
Soybean Base: 19.2 ac. PLC Yield: 34 bu.



See Reverse Side for Information on Tracts 2 and 3

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue, Spencer, IA 51301

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Mark Nothwehr • 712-260-2110

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.

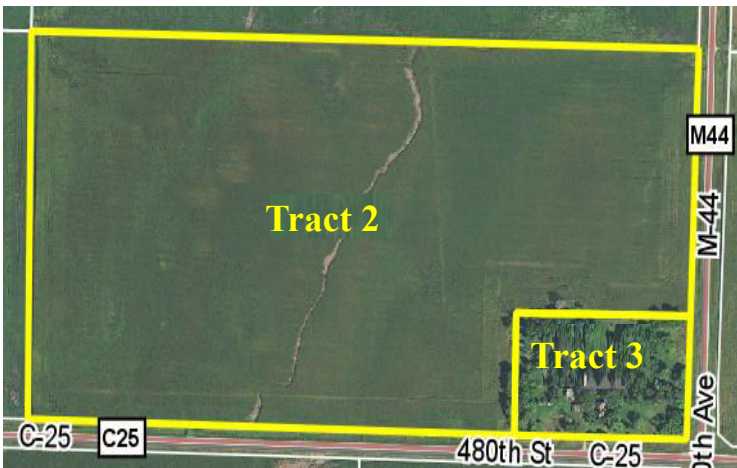
Land Auction

Tuesday, November 14, 2017 at 10:00 A.M.

Tract 2 & 3 Location: 2 miles west of Rembrandt, Iowa on C25.

Tract 2 - 72.9 ACRES More or Less **Barnes Township, Buena Vista County, IA**

Tract 2 Legal Description: Surveyed as Parcel C - The South Half of the Southeast Quarter (S½ SE¼) of Section Thirty-three, Township Ninety-three (93) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, Iowa.



FSA Information:

Tillable Acres: 70.3 ac.
Corn Base: 35.2 ac. PLC Yield : 123 bu.
Soybean Base: 35.1 ac. PLC Yield: 34 bu.

Annual Real Estate Taxes: \$1932 (est.)

Surety/AgriData Avg. CSR2: 81.2

Surety/AgriData Avg. CSR1: 72.8

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

Tract 3 - 7.6 ACRES More or Less **Barnes Twp., Buena Vista County, IA**

Tract 3 Legal Description: Surveyed as Parcel B - A 7.6 acre parcel in the Southeast Corner of the South Half of the Southeast Quarter (S½ SE¼) of Section Thirty-three (33), Township Ninety-three (93) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, IA.

Acreage Building Site

Annual Real Estate Taxes: \$166 (est.)

Auctioneer's Note: Land buyers, don't miss your chance to purchase 2 tracts of highly tillable farmland in Buena Vista County at public auction. The Ness farms are located in the heart of production agriculture and are productive farms. Acreage builders, don't miss your chance to purchase a hard-to-find 7.6 acre acreage with a mature grove of trees and older out-buildings. The acreage site is ideally located at the intersection of 2 county black-tops. We look forward to seeing you at the auction.

For More Information Call Ben Hollesen 712-253-5779

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 15, 2017. Real estate taxes to be prorated to December 31, 2017. Buyer of Tract 3 will be responsible to bring the septic system to current Iowa code. Full possession at closing. All final bids are subject to approval of seller.

Harold Ness Estate, Owner

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

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