

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, November 8, 2022 at 10:00 AM

148 Acres m/l  
Emmet County, IA



**Sale Location:** Farm Bureau Building, 421 1st Avenue North, Estherville, Iowa.

**Property Location:** 7½ miles east of Estherville, Iowa on Highway 9 and ½ mile south on 470th Avenue.

**Legal Description:** The Southwest Quarter (SW¼) of Section Seventeen (17), Township Ninety-nine (99) North, Range Thirty-two (32) West of the 5th P.M., Emmet County, Iowa excluding acreage.

**Surety/AgriData Avg. CSR2:** 82

**Surety/AgriData Avg. CSRI:** 70.5

**Primary Soils:** Canisteo, Clarion, Webster & Nicollet

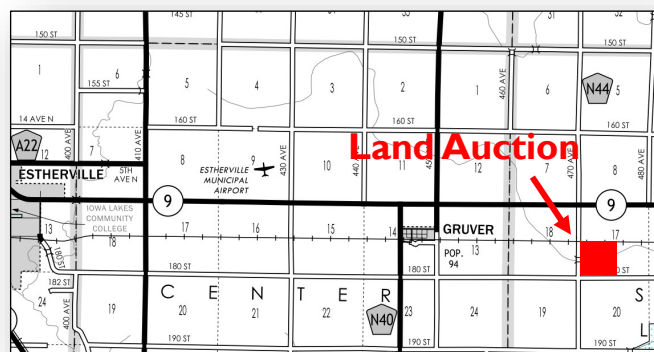
**Annual Real Estate Taxes:** \$4,008

### FSA Information

Cropland Acres: 138.44 ac.

Corn Base: 81.4 ac. PLC Yield: 155

Soybean Base: 56.2 ac. PLC Yield: 42



**Auctioneer's Note:** Land Buyers here is an excellent opportunity to purchase a productive Emmet County, Iowa farm at public auction. This Gruver area farm boasts an 82 CSR2 rating, containing Canisteo, Clarion, Webster and Nicollet soils types. The drainage ditch that runs through the farm provides for a good drainage outlet. We look forward to seeing you at the Land Auction on November 8th in Estherville at the Farm Bureau Building.

**For more information contact Ben Hollesen 712-253-5779.**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before January 7, 2023. Real estate taxes to be prorated to December 31, 2022. Farm to be sold with an open lease for 2023 crop year. All final bids are subject to seller approval

**Landmesser Family Revocable Trust, Owner**

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

**Attorney:** Jill Davis • Montgomery, Barry, Bovee & Davis, LLP • Spencer, IA

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**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.