

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, November 10, 2017 at 10:00 A.M.

152 ACRES - 2 Tracts

Lincoln Township, Clay County, Iowa



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

Method of Sale: Successful bidder will have choice of Tract 1, Tract 2 or both tracts.

More or Less

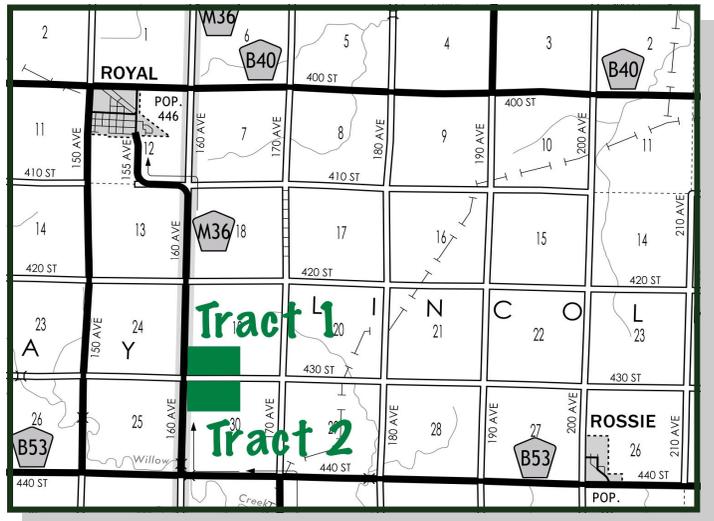
Tract 1 - 77 Acres Lincoln Township, Clay County, IA

Tract 1 Location: 2 3/4 miles south of Royal, Iowa on M36.

Tract 1 Legal Description: The South Half of the Southwest Quarter (S 1/2 SW 1/4) of Section Nineteen (19), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.



Surety/AgriData Avg. CSR2: 96.0
Surety/AgriData Avg. CSR1: 80.0
Soils: McCreath, Gillett Grove and Sac
Real Estate Taxes: \$2,100



See Reverse Side for Information on Tract 2

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,

Land Auction

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Tract 2 - 75 ACRES m/l

Lincoln Township, Clay County, IA

Combined FSA Information for Tracts 1 & 2:

Tillable Acres: 146.59 ac.

Corn Base: 106.80 ac.

Corn PLC Yield: 166 bu.

Soybean Base: 35.60 ac.

Soybean PLC Yield: 56 bu.

Tract 2 Location: 3 miles south of Royal, Iowa on M36.

Tract 2 Legal Description: The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty (30) (excluding a 3 acre acreage), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Excellent Soils
Highly-Tillable
Farm!

Annual Real Estate Taxes: \$2,038

Surety/AgriData Avg. CSR2: 95.7

Surety/AgriData Avg. CSRI: 80.1

Soils: McCreath, Gillett Grove, Sac and Afton

Auctioneer's Note: Attention land buyers, here is an excellent opportunity to purchase two high-quality, highly-tillable farms at public auction. The Hagedorn farms have excellent soils and have been well farmed. Don't miss your chance to own some of the best soils in the state of Iowa.

For More Information, Call Ben Hollesen 712-253-5779

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 12, 2018. Real estate taxes to be prorated to December 31, 2017. Full possession at closing. Sellers to retain 100% of the 2017 rent. All final bids are subject to approval of seller.

Lavon Hagedorn Estate and

The Wesley Hagedorn Trust, Owners

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

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

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