

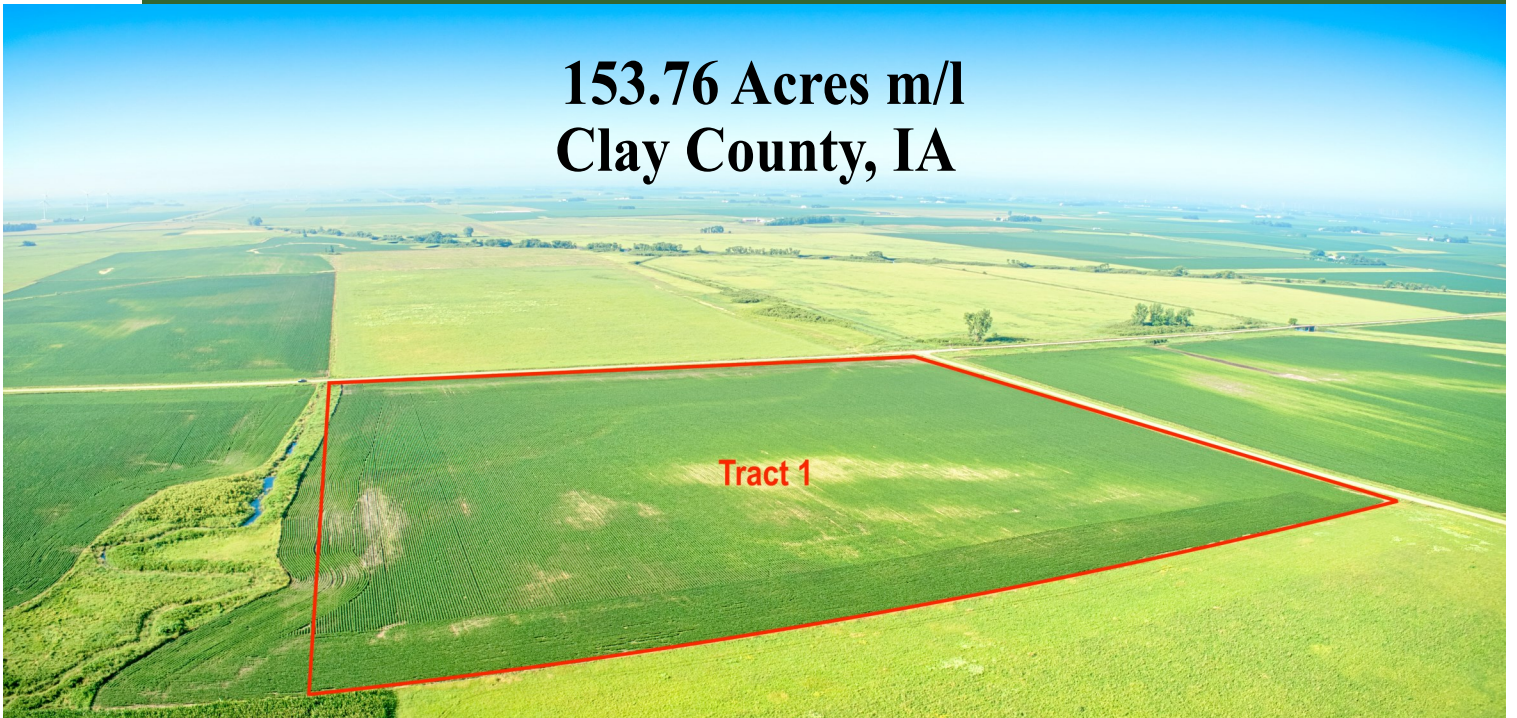
Midwest Land Management and Clinton Jones

LAND

AUCTION

Thursday, September 8, 2022 at 10:00 A.M.

**153.76 Acres m/l
Clay County, IA**



Sale Location: Hap Ketelsen Community Center, 203 N Main Street, Everly, Iowa

Tract 1 • 39.76 Acres • Waterford Township

Tract 1 Location: 5 miles north of Everly, Iowa on M27 and 2 ¾ miles west on 280th Street.

Legal Description: The Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section Six (6), Township Ninety-seven (97) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa

Surety/AgriData Avg. CSR2: 52

Surety/AgriData Avg. CSRI: 51.1

Soils: Cylinder, Biscay, Dickinson, Sparta, May City & Wadena

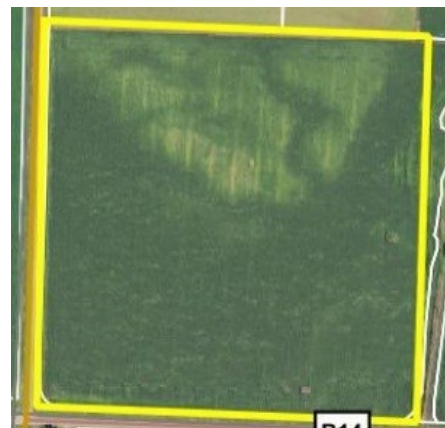
Real Estate Taxes: \$598

Tract 1 FSA Information Combined with Adjoining Tract:

Cropland Acres: 153.41 ac.

Corn Base: 74.10 ac. PLC Yield: 125

Soybean Base: 74.10 ac. PLC Yield: 36



For more information call Travis Johnson 712-330-5345.

Auctioneer's Note: Attention Farmers, Investors & Outdoor Enthusiasts, this auction offers the opportunity you have been searching for! These Clay County farms have something for almost everyone. You can take your choice of farmland, recreational land with income or both. Tract 1 offers an affordable opportunity to purchase a smaller tract of tillable farmland. Tract 2 offers hard to find recreational land with a solid CRP income return for several years to come. This sportsman's paradise is bordered on the west by the Ocheyedan River. We look forward to seeing you in Everly on sale day.

Rodney Roth, Beverlee Bennett and Jeraldine Wescott, Owners

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

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

Thursday, September 8, 2022 at 10:00 A.M.



Tract 2: 114 Acres m/l • Waterford Township

Tract 2 Location: 1 mile north of Everly, IA on M27, 2 miles west on Hwy 18 & ½ mile north on 110th Ave.

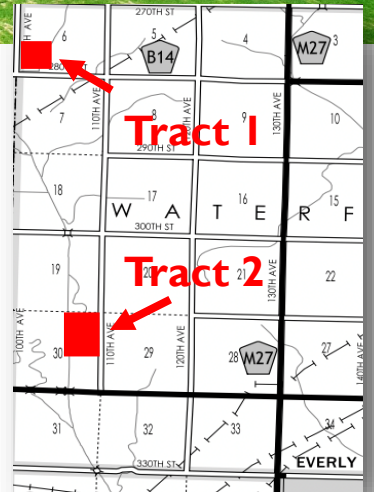
Legal Description: Part of the Northeast Quarter (Pt. NE¼) of Section Thirty (30), Township Ninety-seven (97) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 65.1

Surety/AgriData Avg. CSRI: 66.7

Primary Soils: Coland, Wadena, Biscay, Everly-Moneta, Spillville-Coland

Real Estate Taxes: \$1,962



Tract 2 FSA information:

Cropland Acres: 96.79 acres - all enrolled in CRP
Total Annual CRP Payment: \$29,976

CRP Contract 1: 7.10 acres
Annual Payment: \$2,526 (\$355.58 per acre)
Contract Expiration: 9/30/2030

CRP Contract 2: 73.09 acres
Annual Payment: \$24,761 (\$338.78 per acre)
Contract Expiration: 9/30/2030

CRP Contract 3: 16.60 acres
Annual Payment: \$2,689 (\$162 per acre)
Contract Expiration: 9/30/2030

For more information contact Travis Johnson • 712-330-5345

Terms: Successful bidder will have choice of tracts. 10% earnest money down day of sale. Balance due at closing on or before October 13, 2022. Real estate taxes to be prorated to December 31, 2022. Seller to retain all of 2022 cash rent and CRP payments. All final bids subject to seller approval.

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

Attorney: Dennis Cmelik • Cmelik Law Office • Hartley, IA

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