

Midwest Land Management and Clinton Jones

LAND AUCTION

Online Only-Bidding Ends April 1, 2020 at 2:00 P.M.

155 Acres m/l

Stockholm Township, Crawford County, IA



Property Location: 3½ miles northeast of Deloit, IA on M40, 1¾ miles east on F Ave. then ¼ mile south on 320th St.

Legal Description: The South Half of the Northwest Quarter (S½ NW¼) & the West Half of the Southwest Quarter (W½ SW¼) of Section Thirty-five (35), Township Eighty-five (85) North, Range Thirty-eight (38), West of the 5th P.M., Crawford County, Iowa EXCEPT a 5 acre parcel in the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) & the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 35.

Surety/AgriData Avg. CSR2: 72.7

Surety/AgriData Avg. CSR2: 59.2

Soils: Marshall, Judson-Ackmore-Colo & Burchard

Real Estate Taxes: \$4,052

FSA information:

Cropland Acres: 137.56 ac.

Corn Base: 70.78 ac. PLC Yield: 166 bu.

Soybean Base: 66.78 ac. PLC Yield: 48 bu.



To bid online visit www.midwestlandmanagement.com

If you have questions regarding online bidding or prefer to bid by phone, please call ~

Ben Hollesen 712-253-5779 • Travis Johnson 712-330-5345 • Shane Brant 712-301-4664

Zach Anderson 712-298-1606 or our office at 712-262-3110

Terms: 10% earnest money down day of sale. Balance due at closing on or before July 15, 2020. Real estate taxes to be prorated to June 30, 2020. Buyer to receive 100% of 2020 cash rent and wind lease payments. Buyer possession at closing, subject to tenant's rights of the current lease. All final bids are subject to seller approval.

Martin H. Augustin Residuary Trust &

Phyllis A. Abel Family Trust dated 9/4/15, Owners

Attorney: Earl H. Maahs • Maahs & Walleck Law Firm • Spirit Lake, IA

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW, Spencer, IA 51301

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Shane Brant • 712-301-4664

Zach Anderson • 712-298-1606

Randy Pryor • 712-644-7610

& 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. Randy Pryor is a licensed real estate broker with Pryor Real Estate & Auction Co. in Woodbine, IA.