

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 7, 2023 at 10:00 AM

155 Acres m/l
Clay County, IA



Sale Location: Spencer Golf & Country Club • 2200 W. 18th Street • Spencer, Iowa

Property Location: 2 miles north of Spencer, Iowa on Highway 71, 1 mile west on Highway 18
and 1/2 mile north on 210th Avenue

Legal Description: The Northeast Quarter (NE¹/₄) of Section Twenty-six (26), Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th P.M. excluding a 5.13 acre acreage.

Surety/AgriData Avg. CSR2: 58.7

Surety/AgriData Avg. CSR1: 57.4

Soils: Talcot, May City, Cylinder, Biscay & Wadena

Annual Real Estate Taxes: \$3,080

FSA Information

Cropland Acres: 150.25 including 20.4 CRP acres

Corn Base: 67.87 acres Corn PLC Yield: 154

Soybean Base: 61.98 acres Soybean PLC Yield: 40

Total CRP Acres: 20.4

Total Annual CRP Payments: \$4,273



Auctioneer's Note: Land buyers don't miss your chance to purchase an attractive Clay County farm at public auction. The Breidinger farm boasts a unique blend of tillable land and CRP land. The farm is ideally located NW of Spencer, IA at the intersection of 310th St. and 210th Ave. Mark your calendars! We look forward to seeing you at the auction on November 7th.

For more information call Ben Hollesen 712-253-5779

Terms: 10% down day of auction. Balance due at closing on or before December 15, 2023. Real estate taxes prorated to December 31, 2023. Farm to be sold with lease in place for 2024. Buyer to receive 100% of 2024 cash rent. All final bids subject to seller approval.

Breidinger Family Trust, Owner

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

Attorney: Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, Iowa

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& 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.