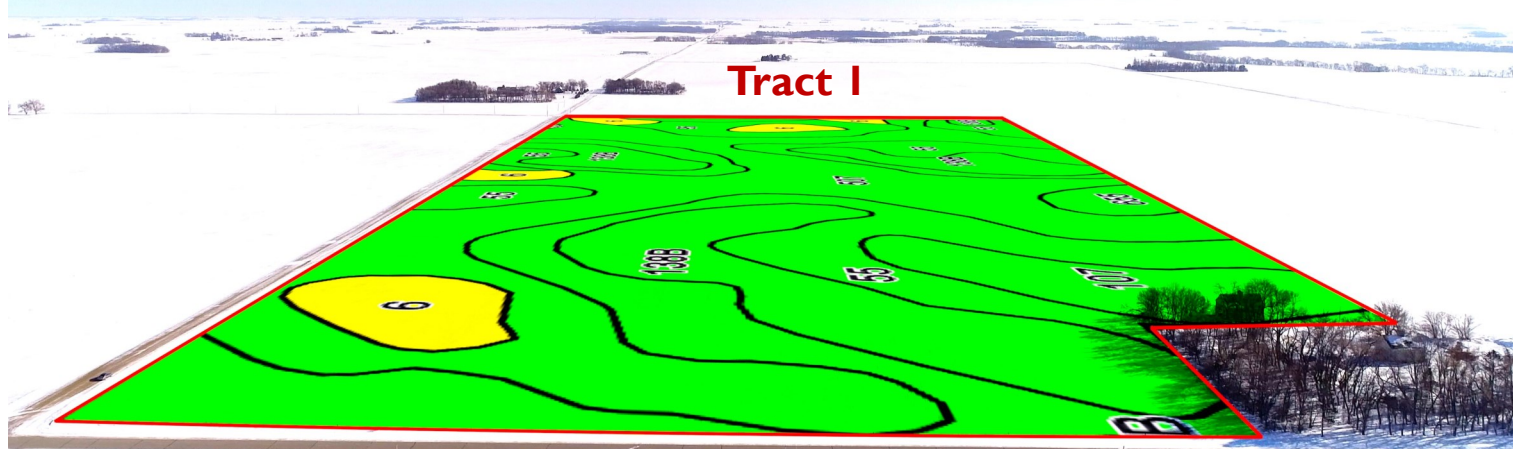


Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, March 7, 2023 at 10:00 A.M.

156 Acres m/l - Selling in 2 Tracts
Emmet County, IA



Sale Location: Gruver City Hall • 103 3rd Street • Gruver, Iowa

Method of Sale: Successful bidder will have choice of Tract 1 and/or Tract 2.

Property Location: 1½ miles south of Gruver, Iowa on N40.

Tract 1 • 77.4 Acres m/l • Center Township, Emmet County, IA

Legal Description: The North Half of the Northeast Quarter (N½ NE¼) of Section Twenty-Six (26), Township Ninety-nine (99) North, Range Thirty-three (33) West of the 5th P.M., Emmet County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 84.2

Surety/AgriData Avg. CSRI: 73.9

Primary Soils: Canisteo, Nicollet, Clarion, Harps & Okoboji

Real Estate Taxes: \$2,644

FSA Information Tracts 1 & 2 Combined

Cropland Acres: 146.52 ac.

Corn Base: 74 ac. PLC Yield: 158

Soybean Base: 71.4 ac. PLC Yield: 43



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

Terms: 10% earnest money down day of sale. Balance due at closing on or before April 26, 2023. Real estate taxes to be prorated to December 31, 2022. Farm to be surveyed and sold based on the surveyed acres. Farm has an open lease for the 2023 crop year. All final bids subject to seller approval.

**Heirs of Evelyn Simon, Audrey Weisel,
Alice Adams & Mildred Duer, Owners**

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

Attorney: Kayla Olson • Pelzer Law Firm • Estherville, Iowa

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

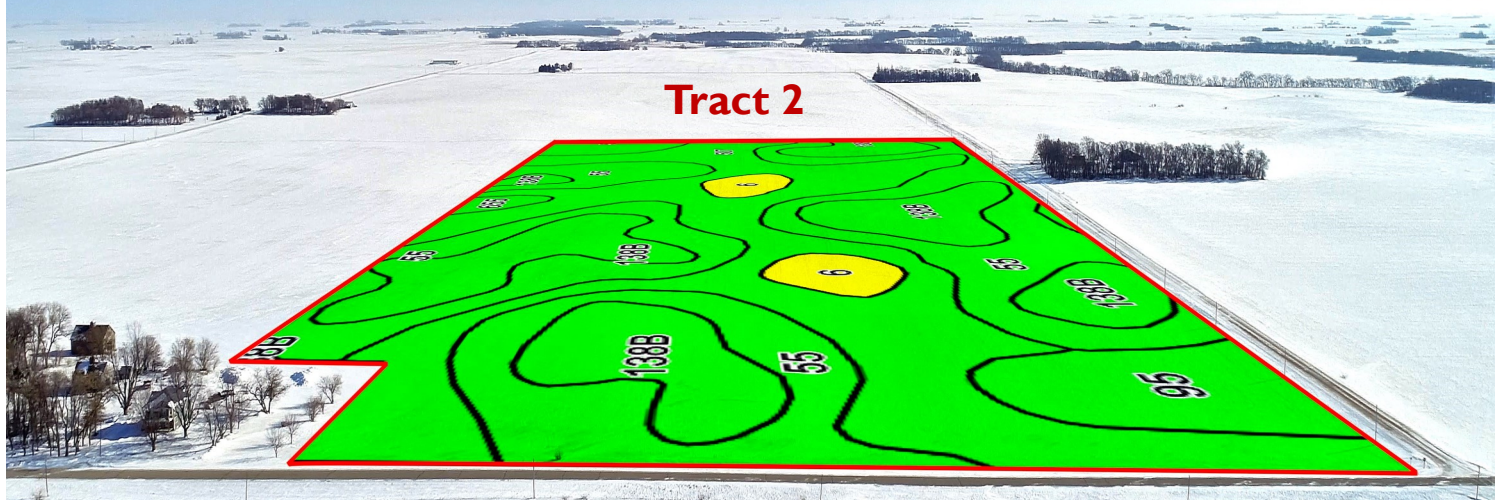
& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

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.

Land Auction

Tuesday, March 7, 2023 at 10:00 A.M.

156 Acres m/l - Selling in 2 Tracts
Emmet County, IA



Tract 2

Tract 2 • 78.6 Acres m/l • Center Township, Emmet County, IA

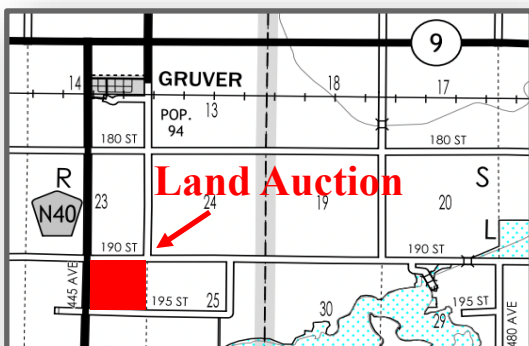
Legal Description: The South Half of the Northeast Quarter (S½ NE¼) of Section Twenty-Six (26), Township Ninety-nine (99) North, Range Thirty-three (33) West of the 5th P.M., Emmet County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 86

Surety/AgriData Avg. CSRI: 75.8

Primary Soils: Nicollet, Canisteo, Clarion & Okoboji

Real Estate Taxes: \$2,734



Tract 1

Tract 2

For more information contact Ben Hollesen • 712-253-5779

Auctioneer's Note: Land buyers here is an excellent opportunity to purchase two productive tracts of highly tillable farmland in Emmet County, IA. This farm is ideally located along county blacktop N-40 just south of Gruver with great access to local grain markets. We look forward to seeing you at the auction.

**Heirs of Evelyn Simon, Audrey Weisel,
Alice Adams & Mildred Duer, Owners**

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