

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 16, 2023 at 10:00 AM

156.8 Acres m/l - Selling in 2 Tracts Cropland & Acreage



Sale Location: Lake City Community Memorial Building, 126 E Washington St., Lake City, IA

Tract 1 - 154.47 Acres • Jackson & Calhoun Townships, Calhoun County, IA

Location: Tract 1 is located on the northwest edge of Lake City, IA just north of Highway 175 on N. 37th Street.

Legal Description: Part of the East Half (Pt. E $\frac{1}{2}$) of Section Twelve (12), Township Eighty-six (86) North, Range Thirty-four (34) West AND part of the Northwest Quarter of the Southwest Quarter (Pt. NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Seven (7), Township Eighty-six (86) North, Range Thirty-three (33) West of the 5th P.M., Calhoun County, IA. Exact legal to be taken from abstract.

FSA Information

Cropland Acres: 83.33 ac.

Corn Base: 70.10 ac. Corn PLC Yield: 159 bu.

Soybean Base: 12.80 ac. Soybean PLC Yield: 41 bu.

Cropland Surety/AgriData Avg. CSR2: 71.2

Cropland Surety/AgriData Avg. CSRI: 64.6

Primary Soils: Clarion, Storden, Nicollet, Wadena

Annual Real Estate Taxes: \$2,798



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

LWG Trust, Owner

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

Attorney: John Werden • Eich, Werden, Steger & Ahrendsen Law Firm P.C. • Carroll, Iowa

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW, Spencer, IA 51301

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 & Acreage Auction

Thursday, November 16, 2023 at 10:00 A.M.



Tract 2 - 2.42 Acre Acreage • Calhoun Township, Calhoun County, IA



Property Address: 1001 N. Garfield Avenue, Lake City, IA

Acreage Highlights:

- 2.42 Acres m/l
- 1,440 sq. ft. 2 story home
- 4 bedrooms, 1 bathroom

Annual Real Estate Taxes: \$1,072

Auctioneer's Notes: Attention Land and Acreage Buyers - here is an excellent opportunity to purchase a picturesque farm and acreage in Lake City. The farmland contains a blend of productive cropland and pastureland with a meandering stream and wooded sidehills. Tract 1 contains 7 lots which have been platted for development. The acreage on tract 2 is a tranquil setting on the edge of town featuring a 2 story farmhouse. This acreage would be ideal for a renovation project or to build new. Make plans to attend this auction on November 16th; we look forward to seeing you at the auction.

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

Method of Sale: Tract 1 will be sold followed immediately by the sale of Tract 2.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 20, 2023. Real estate taxes prorated to December 31, 2023. Farm to have an open lease for the 2024 crop year. All final bids subject to seller approval.

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