

LAND

Wednesday, August 30, 2023 at 10:00 A.M.

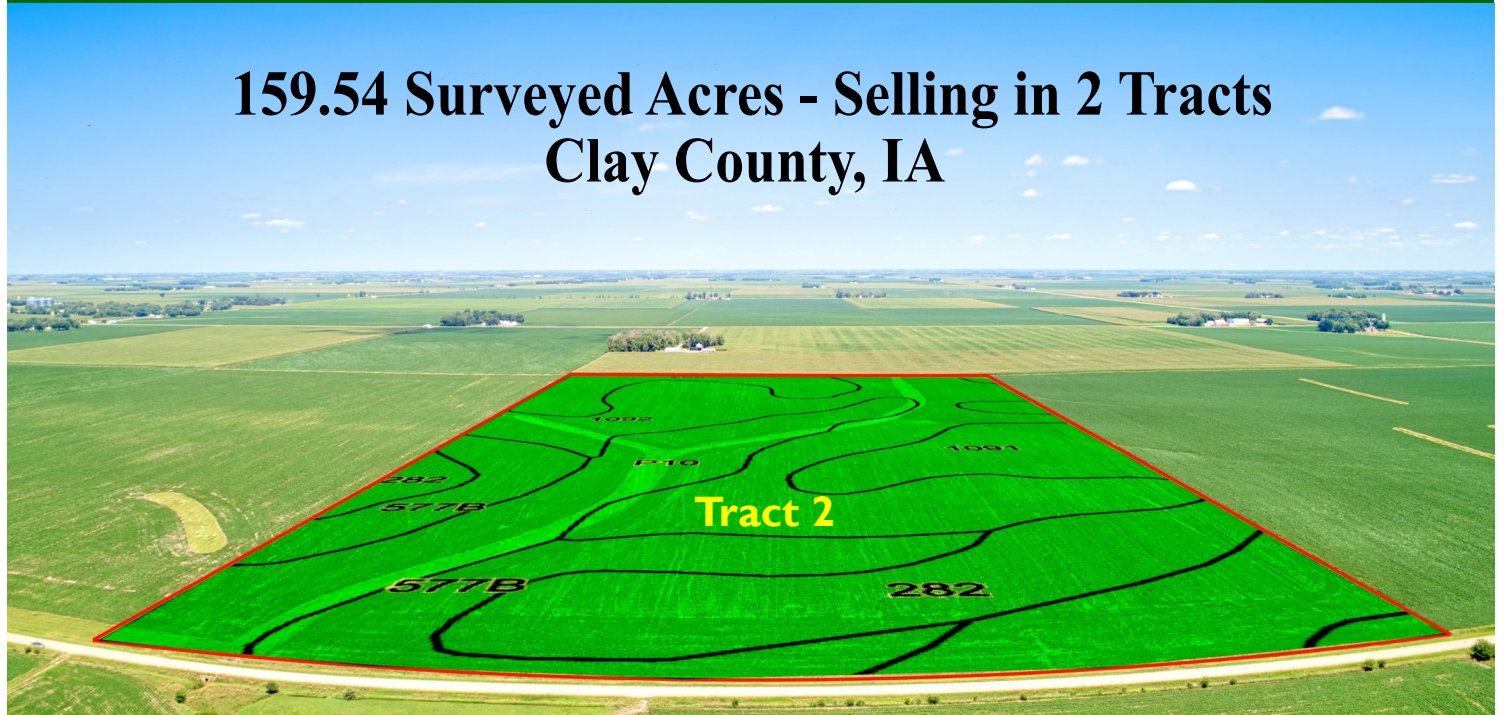
**Excellent
Soils!**

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

Wednesday, August 30, 2023 at 10:00 A.M.

159.54 Surveyed Acres - Selling in 2 Tracts Clay County, IA



Tract 2 • 79.69 Surveyed Acres • Gillett Grove Township • Clay County, IA

Legal Description: The East Half of the Southwest Quarter (E½ SW¼) of Section Thirty-two (32), Township Ninety-five (95) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 91.9

Surety/AgriData Avg. CSRI: 77.7

Soils: Gillett Grove, Ransom, Afton, Everly & McCreath

Real Estate Taxes: \$2,182

FSA Information For Tracts 1 & 2 Combined

Cropland Acres: 158.85 ac. including 3.8 CRP acres

Corn Base: 94.5 ac. PLC Yield: 187

Soybean Base: 60.55 ac. PLC Yield: 53

CRP Contract 1: 3.2 acres

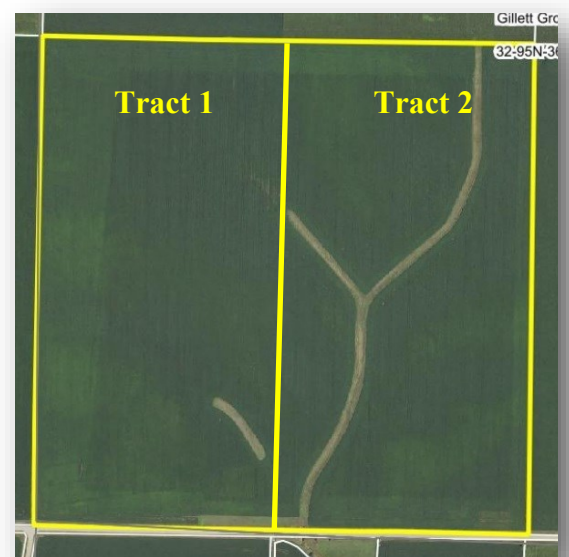
Annual CRP Payment: \$614

Contract Expiration: 9/30/2030

CRP Contract 2: .6 acres

Annual CRP Payment: \$180

Contract Expiration: 9/30/2027



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

Auctioneer's Note: Land buyers, don't miss this opportunity to bid your price and take your choice of either or both tracts of outstanding Clay County farmland in the Greenville area. The Weber farms offer top quality soils that have been well managed with conservation practices that will benefit this land for generations to come. If you are looking to purchase some of the best land that Iowa has to offer, you won't want to miss this auction. We look forward to seeing you at 10:00 AM in Greenville on August 30th!

Keith E. Weber Revocable Trust, Owner

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis • Spencer, IA

Midwest Land Management and Real Estate, Inc.

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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