

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, November 2, 2022 at 10:00 AM

160 Acres m/l
Clay County, IA



Sale Location: Greenville Community Center, 225th Avenue, Greenville, Iowa.

Property Location: 2½ miles east of Spencer, IA on Highway 18 & 2 miles south on 250th Avenue.

Legal Description: The Northwest Quarter (NW¼) of Section Thirty-four (34), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA.

Surety/AgriData Avg. CSR2: 87.1

Surety/AgriData Avg. CSRI: 69.4

Soils: Everly, Wilmonton, Letri, Colo, Roine & Afton

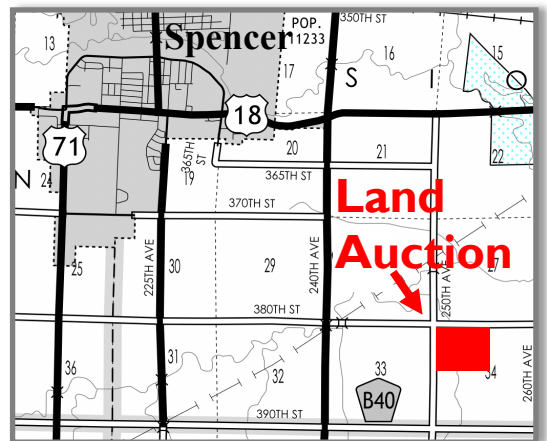
Real Estate Taxes: \$4,374

FSA Information

Cropland Acres: 150.35 acres

Corn Base: 100.69 acres Corn PLC Yield: 129

Soybean Base: 38.83 acres Soybean PLC Yield: 38



Auctioneer's Note: Attention land buyers, here is an excellent opportunity to purchase a hard to find, productive Clay County, IA farm. This farm has been extensively tiled with over 105,000 feet of tile that was installed in the past 8 years. The BWT farm has received hog manure, and the farm is in a high state of fertility. If you are looking for a top producing farm, you won't want to miss this auction. We look forward to seeing you on sale day.

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

Terms: 10% earnest money due day of sale. Balance due at closing on or before December 6, 2022. Real estate taxes to be prorated to December 31, 2022. Seller to retain 100% of the 2022 farm income. All final bids are subject to seller approval.

BWT Holdings LLLP, Owner

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

Attorney: David Kim • Gislason & Hunter LLP • Mankato, MN

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

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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.