

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, July 13, 2023 at 10:00 AM

160 Acres m/l
Kossuth County, IA



Sale Location: LaRows Wood Fire Grill, 401 3rd Street North, Swea City, Iowa.

Property Location: 3 miles west of Swea City, IA on 430th Street and 2 miles south on 40th Avenue.

Legal Description: The Northwest Quarter (NW¼) of Section Thirty-four (34), Township Ninety-nine (99) North, Range Thirty (30) West of the 5th P.M., Kossuth County, Iowa.

Surety/AgriData Avg. CSR2: 78.1

Surety/AgriData Avg. CSRI: 69.2

Primary Soils: Nicollet, Storden, Colo, Canisteo & Harps

Annual Real Estate Taxes: \$3,716

FSA Information:

Cropland Acres: 146.31 acres currently enrolled in CRP

Total Annual CRP Payment: \$46,201

CRP Contract 1: 12.72 acres

Annual Payment: \$4,770 (\$374.98/acre)

Contract Expiration: 9/30/2031

CRP Contract 2: 19.89 acres

Annual Payment: \$7,213 (\$362.66/acre)

Contract Expiration: 9/30/2031

CRP Contract 3: 113.70 acres

Annual Payment: \$34,218 (\$300.95/acre)

Contract Expiration: 9/30/2026

Auctioneer's Note: Land buyers don't miss this excellent opportunity to purchase 160 acres of farmland in Kossuth County. The farm is currently enrolled in the CRP program and provides a very stable source of income. There are 3 separate CRP contracts on the farm with a gross annual income of \$46,201. Make plans to attend the land auction in Swea City on July 13th. We look forward to seeing you at the auction.

For more information call Travis Johnson 712-330-5345 or Ben Hollesen at 712-253-5779.

Terms: 10% earnest money due day of sale. Balance due at closing on or before August 15, 2023. Real estate taxes to be prorated to date of possession. Full possession to be granted to buyer at closing. Seller to assign and buyer to assume all CRP contracts. 2023 CRP payments to be prorated to date of possession. All final bids are subject to seller approval.

Neal Preston, Owner

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

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