

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, June 11, 2024 at 10:00 AM

160 Acres m/l  
Clay County, IA



**Sale Location:** Webb Community Center, 306 Church Street, Webb, Iowa

**Property Location:** 2 miles west of Webb, Iowa on B63 and 1 1/2 miles south on 270th Avenue.

**Legal Description:** The Southeast Quarter (SE¼) of Section Twenty-six (26), Township Ninety-four (94) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.

**Surety/AgriData Avg. CSR2:** 87.8

**Surety/AgriData Avg. CSRI:** 74.4

**Soils:** Clarion, Nicollet, Webster & Coland-Terril

**Annual Real Estate Taxes:** \$4,668



#### FSA Information

Cropland Acres: 136.22 ac. including 48.19 CRP ac.

Corn Base: 65.42 acres / PLC Yield: 164

Soybean Base: 22.61 acres / PLC Yield: 50

Total CRP Acres: 48.19

CRP Contract 1: 26.72 acres

Annual CRP Payment: \$8,284 (\$310/acre)

Contract Expiration Date: 9/30/2030

CRP Contract 2: 21.47 acres

Annual CRP Payment: \$6,441 (\$300/acre)

Contract Expiration Date: 9/30/2027

**Auctioneer's Note:** Here is a unique opportunity to purchase a unique blend of cropland, CRP and rustic timber. The Templeman farm has excellent soils on the tillable portion of the farm. The farm currently has 48.19 acres of CRP with a total annual payment of \$14,725 or an average of \$305/acre. The farm is located in a prosperous Clay County neighborhood and would make an excellent farmland investment or addition to any farming operation. Take a drive and check out this Webb area farm. We look forward to seeing you at the auction.

**Terms:** 10% down day of sale. Balance due at closing on or before November 5, 2024. Real estate taxes prorated to December 31, 2024. Seller to assign the existing CRP contracts. Buyer to assume the CRP contracts. Sellers to retain 100% of the 2024 cash rent income and CRP payments. All final bids subject to seller approval.

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

**Robert Templeman, Gary Templeman & Templeman Family Trust, Owners**

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

**Attorney:** Wally Miller Sr. • Cherokee, 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**

**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.