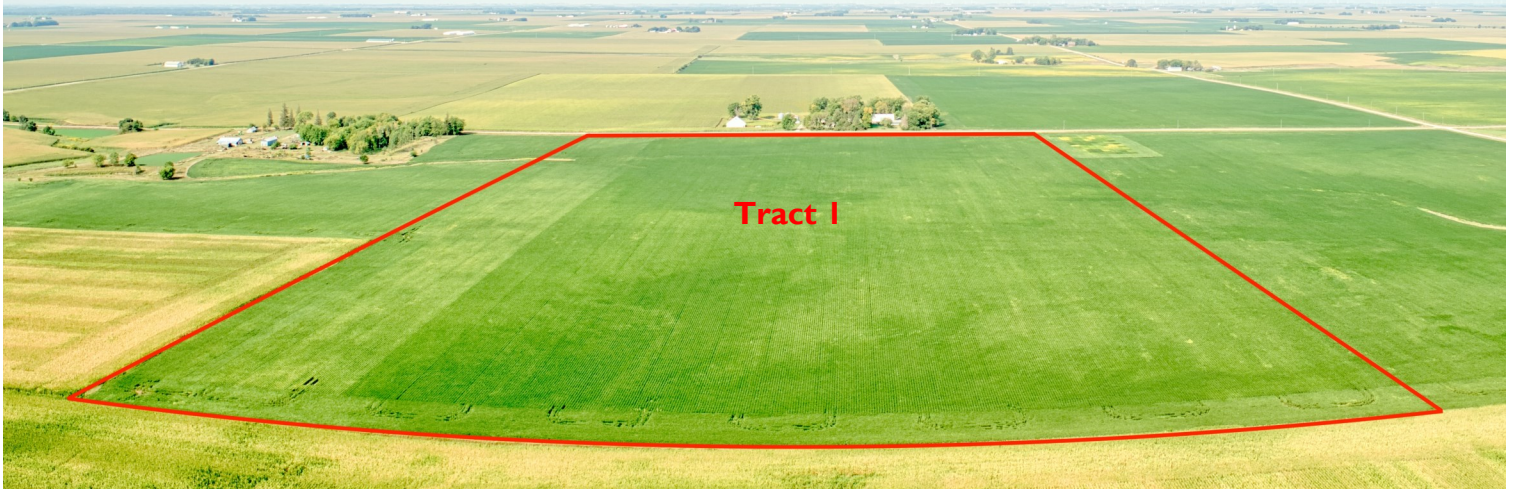


Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, November 17, 2022 at 10:00 A.M.

**173.84 Surveyed Acres - Selling in 2 Tracts**  
**Clay County, IA**



**Sale Location:** Royal Community Center, 302 Main Street, Royal, Iowa.

**Method of Sale:** Successful bidder will have choice of Tract 1 and/or Tract 2.

**Property Location:** 2½ miles east of Royal, IA on 400th St. & 6¼ miles south on 180th Ave.

## **Tract 1 • 79.01 Surveyed Acres • Douglas Township, Clay County, IA**

**Legal Description:** The South Half of the Northwest Quarter (S½ NW¼) of Section Nine (9), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 96.9

**Surety/AgriData Avg. CSRI:** 80.4

**Soils:** McCreath, Sac, Ransom & Gillett Grove

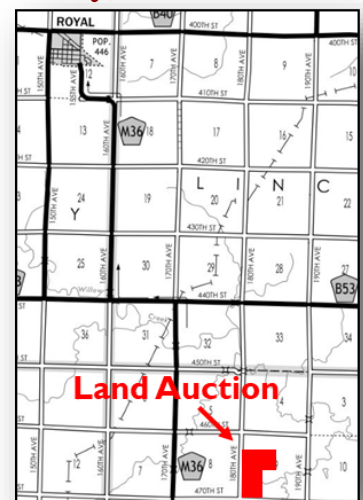
**Real Estate Taxes:** \$2,302

### **Tract 1 FSA Information**

Cropland Acres: 79.32 ac.

Corn Base: 41.7 ac.      PLC Yield: 167

Soybean Base: 36.8 ac.      PLC Yield: 46



**For more information call Jerod Olson • 712-240-2800.**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before December 20, 2022. Seller to retain 100% of land rent. Real estate taxes to be prorated to December 31, 2022. All final bids subject to seller approval.

**Monica Phillips & Michael Phillips, Owners**

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

**Attorney:** Lisa Steffen • Goosmann Law Firm • Spirit Lake, 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**

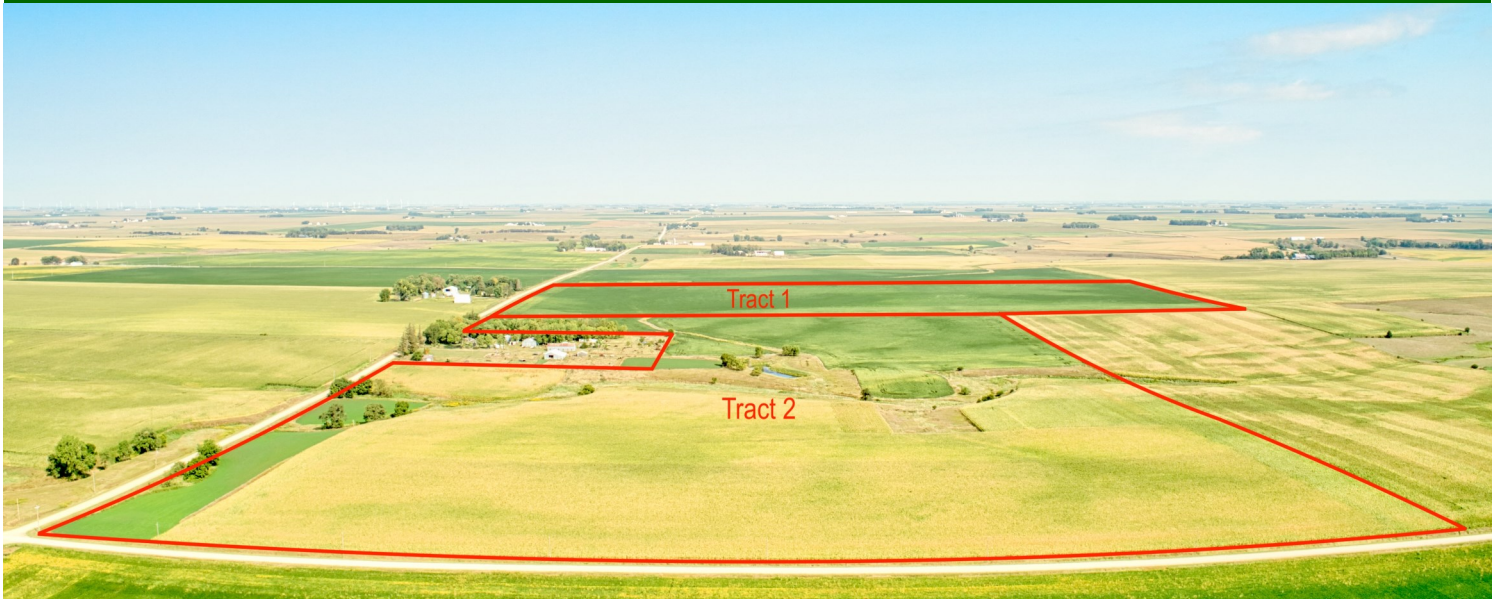
**www.midwestlandmanagement.com**

& 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.

# Land Auction

Thursday, November 17, 2022 at 10:00 A.M.



## Tract 2 • 94.83 Surveyed Acres • Douglas Township, Clay County, IA

**Legal Description:** Part of the West Half of the Southwest Quarter (Pt. W $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Nine (9), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 88.3

**Surety/AgriData Avg. CSRI:** 67.4

**Primary Soils:** Sac, McCreath, Everly-Moneta, Gillett Grove, Annieville

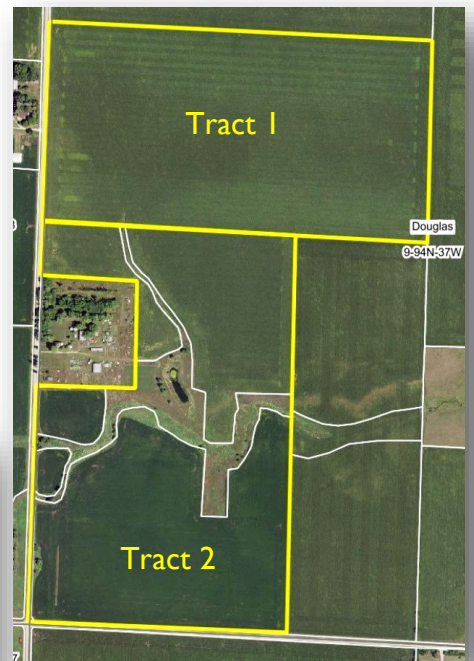
**Real Estate Taxes:** \$2,303 est.

### Tract 2 FSA Information:

Cropland Acres: 81.64 ac.

Corn Base: 31.8 ac.      PLC Yield: 167

Soybean Base: 36.4 ac.      PLC Yield: 46



**For more information contact Jerod Olson • 712-240-2800**

**Auctioneer's Note:** Land Buyers, don't miss this opportunity to purchase some high quality Clay County farm ground. Tract 1 is an all tillable tract that boasts a 96.9 CSR2 rating. Tract 2 is a blend of highly tillable farm ground and some grassland. These tracts will be sold as choice and will be sold by surveyed acres. The Phillips farm will be sold with an open lease for 2023. We look forward to seeing you in Royal on sale day.

## Monica Phillips & Michael Phillips, Owners

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

**Attorney:** Lisa Steffen • Goosmann Law Firm • Spirit Lake, 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

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