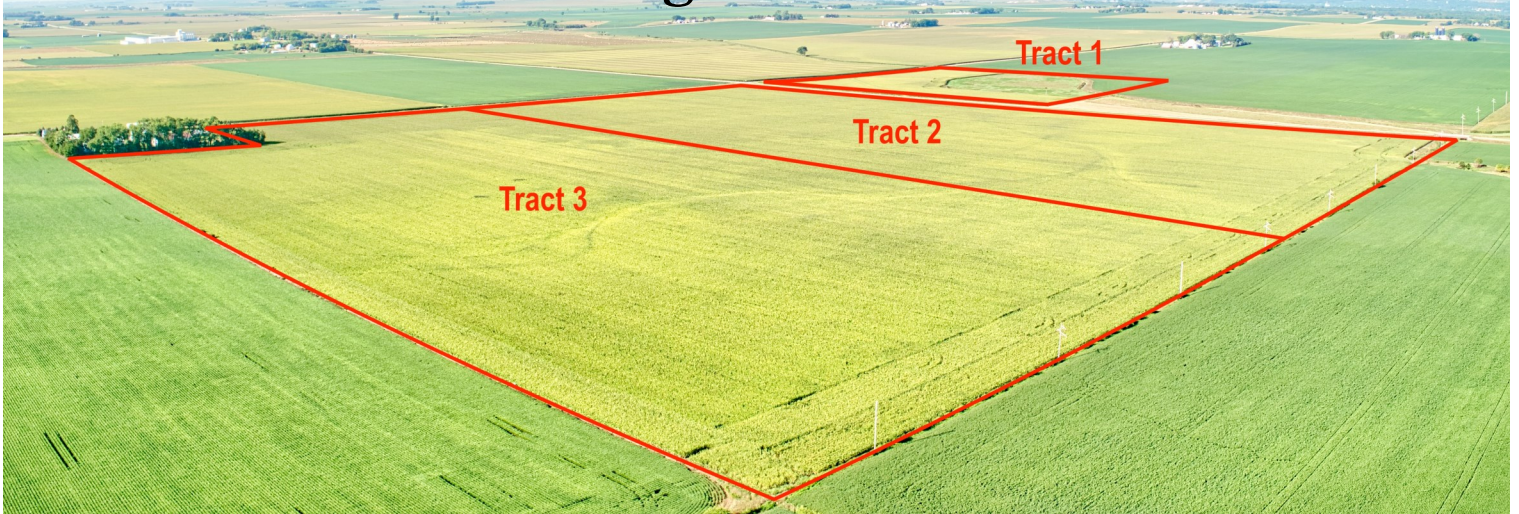


Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 15, 2022 at 10:00 a.m.

192.96 Surveyed Acres Selling in 3 Tracts



Sale Location: Aurelia Community Center, 235 Main Street, Aurelia, Iowa

Method of Sale: Successful bidder will have choice of tracts.

Property Location: 3 miles north of Aurelia, Iowa on V Avenue.

Tract 1 - 39.66 Surveyed Acres • Afton Township, Cherokee County, IA

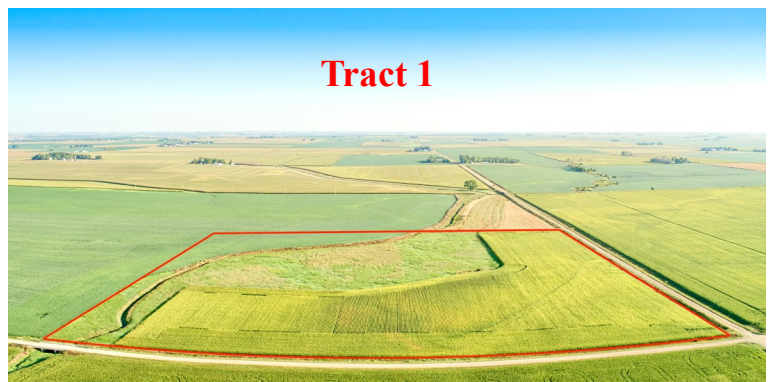
Tract 1 Legal Description: The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-one (21), Township Ninety-two (92) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee, Iowa.

Surety/AgriData Avg. CSR2: 84.6

Surety/AgriData Avg. CSRI: 71.7

Primary Soils: Colo, Galva, Marcus & Dickman

Real Estate Taxes: \$780



FSA Information For Tracts 1- 3 Combined:

Cropland Acres: 173.61

Corn Base: 109.60 ac. Corn PLC Yield: 165

Soybean Base: 59.60 ac. Soybean PLC Yield: 49

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

Auctioneer's Notes: Land Buyers, don't let this opportunity pass you by! Take your choice of any one or all of these highly productive Cherokee County farms ranging from 39 to 80 acres in size. The Mummert farm has been in the family for years and has been very well managed and operated and is in a high state of productivity. These tracts feature outstanding soils with Tracts 2 & 3 having average CSR2 ratings of 94.8 and 97.1 respectively. If you are looking for a top producing farm, you won't want to miss this auction.

Donald & Jeanette Mummert Revocable Trust, Owner

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

Attorneys: Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, IA

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

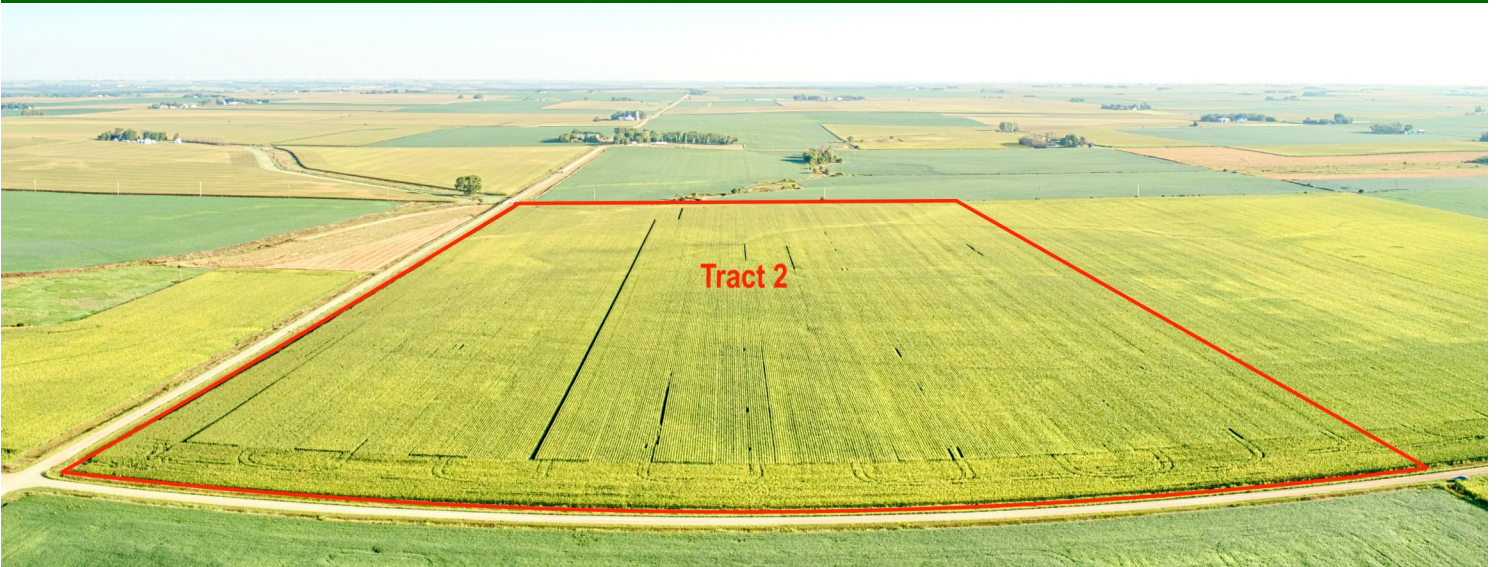
www.midwestlandmanagement.com

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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

Tuesday, November 15, 2022 at 10:00 A.M.



Tract 2 • 80.02 Surveyed Acres • Afton Twp, Cherokee County, IA

Tract 2 Legal Description: The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-two (22), Township Ninety-two (92) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa.

Surety/AgriData Avg. CSR2: 94.8

Surety/AgriData Avg. CSRI: 76.3

Primary Soils: Marcus, Galva, Primghar & Colo

Real Estate Taxes: \$2,076



Tract 3 • 73.28 Surveyed Acres • Afton Twp, Cherokee County, IA

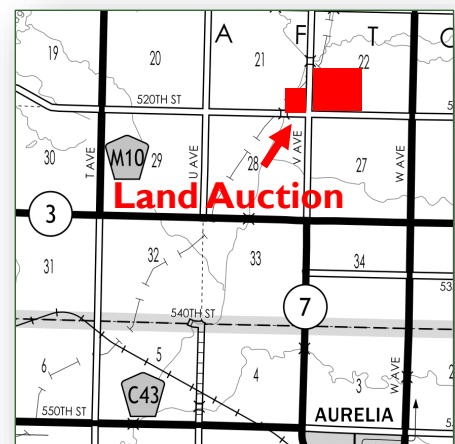
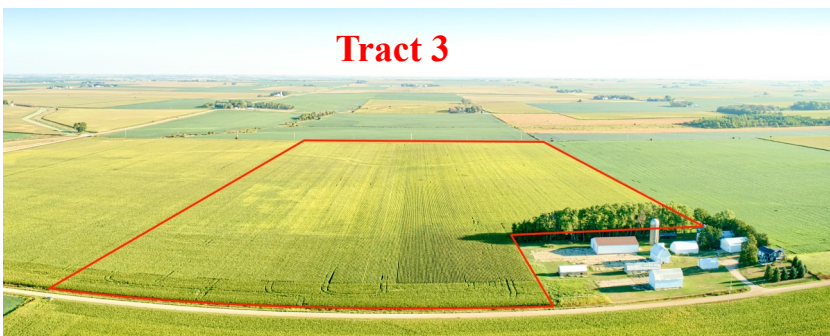
Tract 3 Legal Description: The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-two (22), Township Ninety-two (92) North, Range Thirty-nine (39) West of the 5th P.M., Cherokee County, Iowa excluding acreage.

Surety/AgriData Avg. CSR2: 97.1

Surety/AgriData Avg. CSRI: 76.9

Primary Soils: Marcus, Galva & Primghar

Real Estate Taxes: \$2,042



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

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 15, 2022. Real estate taxes to be prorated to December 31, 2022. Seller to retain the 2022 income. Farm to be sold with an open lease for 2023. Final bids are subject to seller approval.

Donald & Jeanette Mummert Revocable Trust, Owner

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

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