

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 17, 2020 at 10:00 A.M.

**195 Acres m/l
Selling in 2 Tracts**

Tract 1

Sale Location: Rembrandt Fire Station, 116 W. Main Street, Rembrandt, Iowa

Method of Sale: Successful bidder will have choice of Tract 1, Tract 2 or both tracts.

Tract 1 - 115 Acres m/l • Brooke Township, Buena Vista County, IA

Location: 5½ miles west of Rembrandt, Iowa on County Road C25.

Legal Description: The West Half of the Southeast Quarter (W½ SE¼) and the Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section Thirty-six (36), Township Ninety-three (93) North, Range Thirty-eight (38) West of the 5th P.M. in Buena Vista County, Iowa.

Surety/AgriData Avg. CSR2: 82.3

Primary Soils: Nicollet, Clarion, Waldorf & Collinwood

Annual Real Estate Taxes: \$2,884

Grain Bins: 24' x 28' steel grain bin and 30' x 22' Brock bin

FSA Information for Tract 1:

Cropland Acres: 113.6 ac.

Corn Base: 78.30 ac. Corn PLC Yield: 150 bu.

Soybean Base: 32.10 ac. Soybean PLC Yield: 43 bu.



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

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 14, 2021. Real estate taxes to be prorated to December 31, 2020. All final bids are subject to seller approval.

Maudie Mae Sennert Trust, Owner

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

Attorney: Edean Murray • Murray & Murray, PLC • Storm 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

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.

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Tract 2

Tract 2 - 80Acres m/l • Barnes Township, Buena Vista County, IA

Location: 4 miles west of Rembrandt, Iowa on County Road C25.

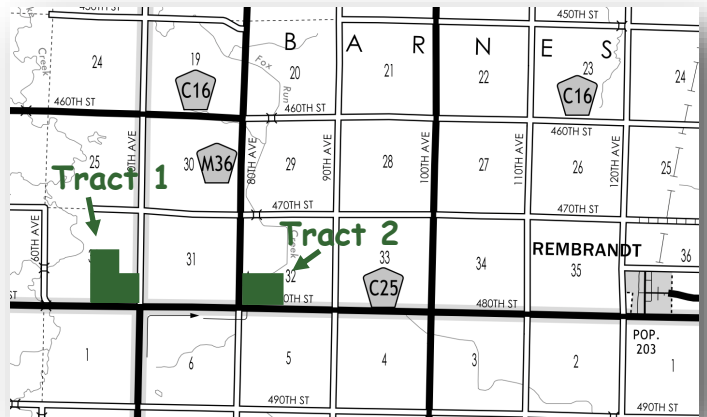
Tract 2 Legal Description: The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-two (32), Township Ninety-three (93) North, Range Thirty-seven (37) West of the 5th P.M. in Buena Vista County, Iowa.



Surety/AgriData Avg. CSR2: 74.9

Primary Soils: Clarion, Cylinder, Nicollet, Talcot & Biscay

Annual Real Estate Taxes: \$1,738



FSA Information for Tract 2:

Cropland Acres: 72.50 ac. (including 4.5 CRP acres)

Corn Base: 45.00 ac. Corn PLC Yield: 150 bu.

Soybean Base: 16.80 ac. Soybean PLC Yield: 43 bu.

CRP Acres: 4.50 ac.

Annual CRP Payment: \$874 (\$194/ac.)

Contract Expiration Date: 9/30/2030

Auctioneer's Notes: Land Buyers, don't miss your chance to purchase these hard to find Rembrandt area farms. The Sennert farms offer productive soils and highly tillable land. Both farms are located on a hard surface road close to local grain markets. If you're in the market for productive Iowa farmland, you won't want to miss this opportunity. We look forward to seeing you at the auction.

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