

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, May 26, 2022 at 10:00 a.m.

**224.6 Acres m/l**  
**Selling in 3 Tracts**



**Sale Location:** Royal Community Center, 302 Main Street, Royal, IA

**Method of Sale:** Successful bidder will have choice of Tract 1, Tract 2 and/or Tract 3.

## **Tract 1 - 84 Acres m/l • Clay Township, Clay County, IA**

**Location:** 1½ miles south of Royal, Iowa on 150th Avenue and ½ mile west on 420th Street.

**Tract 1 Legal Description:** The East Half of the Southwest Quarter (E½ SW¼) of Section Fourteen (14), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

**Surety/AgriData Avg. CSR2:** 96.8

**Surety/AgriData Avg. CSRI:** 81.7

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

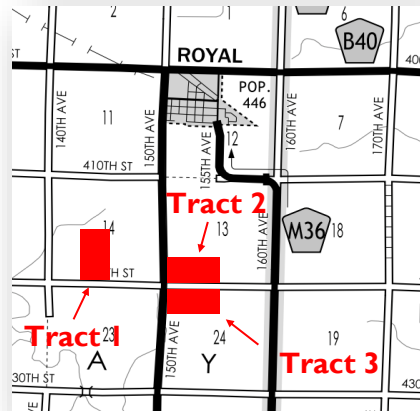
**Annual Real Estate Taxes:** \$2,350

### **FSA Information:**

Cropland Acres: 79.92

Corn Base: 39.2 ac.      Corn PLC Yield: 192 bu.

Soybean Base: 39.2 ac.      Soybean Base: 56 bu.



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

**Auctioneer's Notes:** Midwest Land Management is pleased to be selling these high quality farms for the family of Milton Christensen. The Christensen farms are some of the highest caliber farms in the state of Iowa. The APH yields on these farms are 225 bu./acre on corn and 68 bu./acre on soybeans. These farms have been well farmed and cared for. The team at Midwest Land Management looks forward to seeing you in Royal on sale day.

## **Heirs of the Milton Christensen Trust, Sellers**

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

**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**

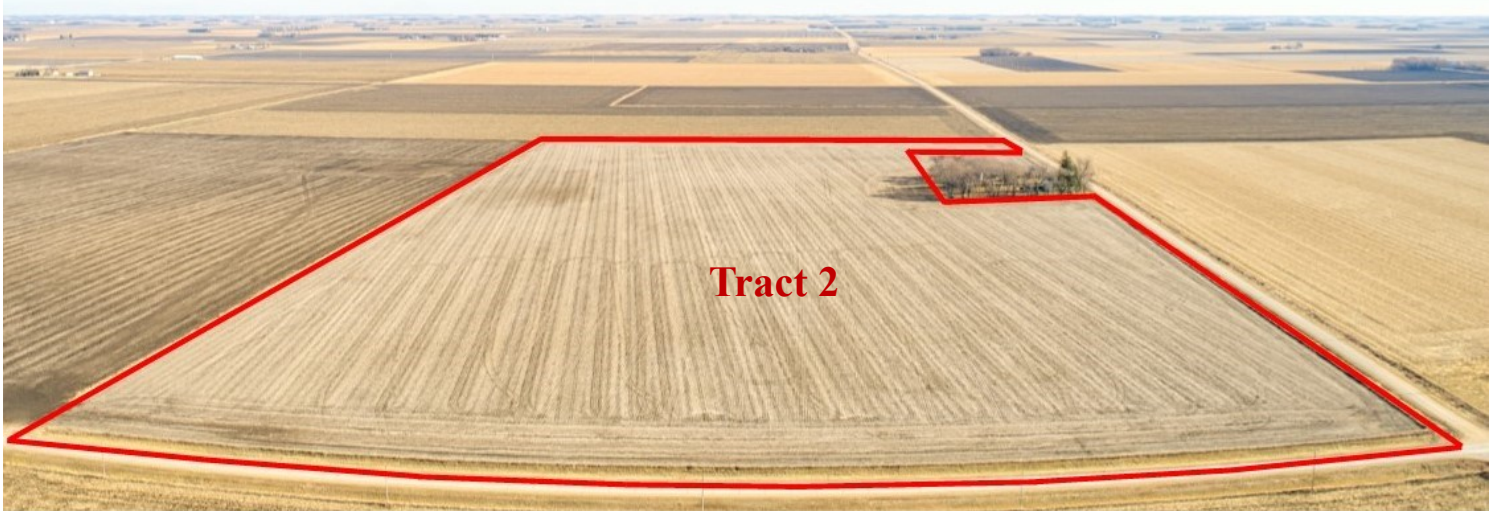
**www.midwestlandmanagement.com**

**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, May 26, 2022 at 10:00 A.M.



## Tract 2 - 70.9 Acres m/l • Clay Township, Clay County,

**Location:** 1¼ miles south of Royal, Iowa on 150th Avenue.

**Tract 2 Legal Description:** The South Half of the Southwest Quarter (S½ SW¼) of Section Thirteen (13), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa excluding a 5.75 acre acreage.

**Surety/AgriData Avg. CSR2 :** 95.9

**Surety/AgriData Avg. CSR1:** 80.8

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

**Annual Real Estate Taxes:** \$2,132

### FSA Information For Tracts 2 & 3 Combined:

Cropland Acres: 142.48

Corn Base: 70.1 ac.      Corn PLC Yield: 192 bu.

Soybean Base: 70.0 ac.      Soybean PLC Yield: 56 bu.

## Tract 3 - 69.7 Acres m/l • Clay Township, Clay County, IA

**Location:** 1½ miles south of Royal, Iowa on 150th Avenue.



**Tract 3 Legal Description:** The North Half of the Northwest Quarter (N½ NW¼) of Section Twenty-four (24), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa excluding a 5.76 acre acreage.

**Surety/AgriData Avg. CSR2:** 96.5

**Surety/AgriData Avg. CSR1:** 81.2

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

**Annual Real Estate Taxes:** \$2,042

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

**Terms:** Final contract purchase price will be determined by the gross surveyed acres to the nearest 100th times the final bid at the auction. Buyer to be responsible to demolish the home on Tract 1 or update the septic system to meet current Iowa code. 10% earnest money down day of sale. Balance due at closing on or before August 3, 2022. Real estate taxes to be prorated to June 30, 2022. Seller to retain the first half cash rent. Buyer to receive the second half cash rent. All final bids are subject to seller approval.

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

**Attorney:** Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, IA

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**Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345**

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