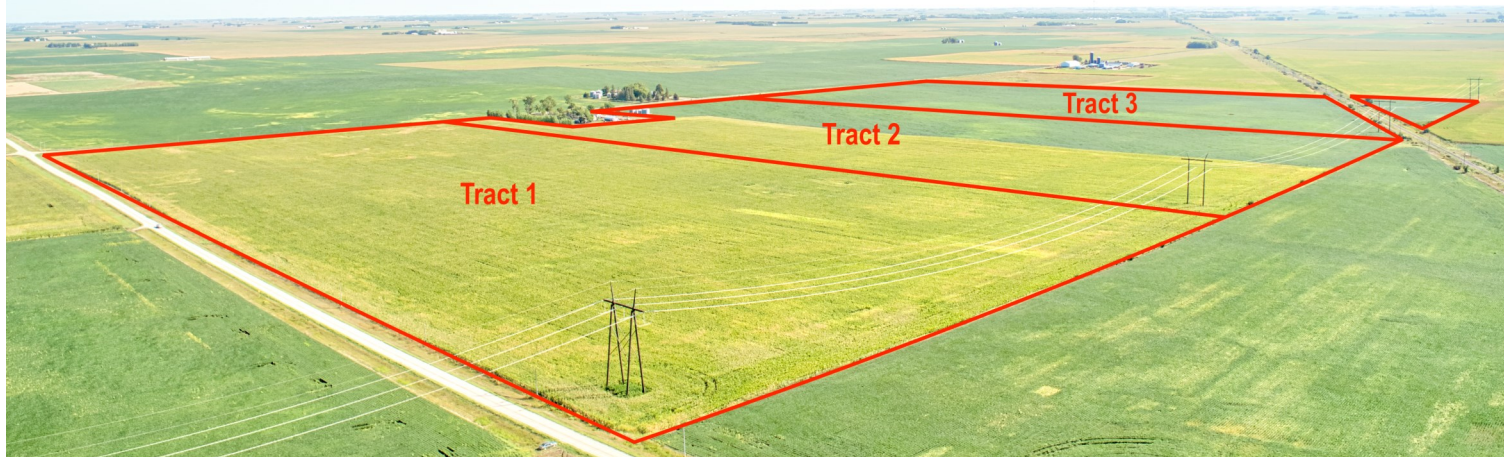


Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, November 9, 2022 at 10:00 a.m.

## 233.07 Surveyed Acres Selling in 3 Tracts



**Sale Location:** Calhoun County Expo Center, Rockwell City, IA

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

**Property Location:** 2 miles south of Rockwell City, IA on N57 and 4¼ miles west on 290th St.

**Tract 1 - 80.27 Acres • Lake Creek Township, Calhoun County, IA**

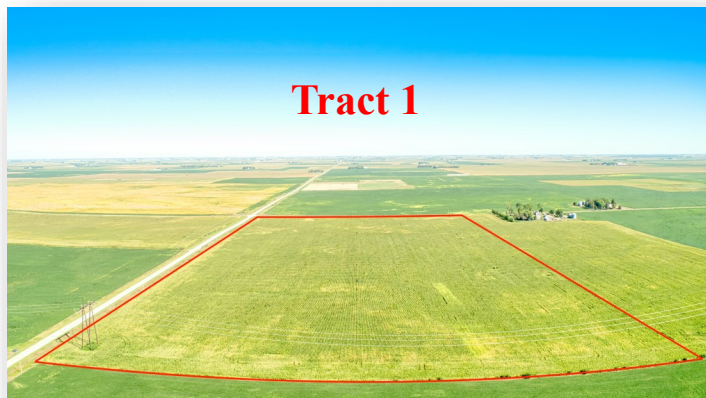
**Tract 1 Legal Description:** The West Half of the Northwest Quarter (W½ NW¼) of Section Eight (8), Township Eighty-seven (87) North, Range Thirty-three (33) West of the 5th P.M., Calhoun County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 84.5

**Surety/AgriData Avg. CSRI:** 80.5

**Primary Soils:** Webster, Canisteo, Nicollet & Clarion

**Real Estate Taxes:** \$2,256



**FSA Information For Tracts 1- 3 Combined:**

Cropland Acres: 228.75

Corn Base: 113.6 ac.

Corn PLC Yield: 143

Soybean Base: 113.5 ac.

Soybean PLC Yield: 44

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

**Auctioneer's Notes:** Land Buyers, don't miss this excellent opportunity to purchase hard to find, highly tillable tracts of productive farmland. The Sexton farm will be sold in three separate tracts and will be sold on the surveyed acres. The three tracts will be offered as choice. Make plans to attend this Calhoun County land auction on November 9th. We look forward to seeing you at the auction.

**Robert A. Sexton Estate, Owner**

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

**Attorneys:** Steve Hendricks and Colin Hendricks • Hendricks Law Office • Rockwell City, 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**

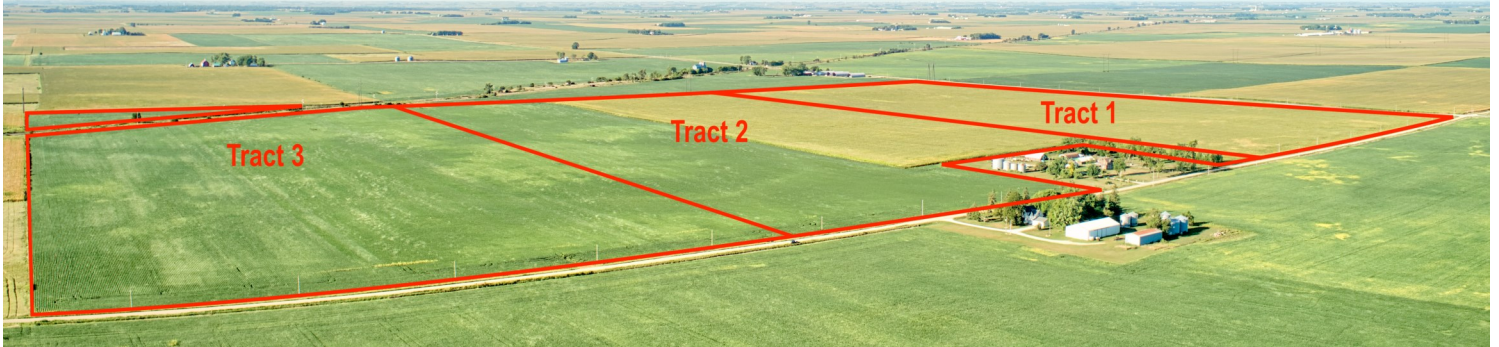
**MIDWEST LAND**  
MANAGEMENT & REAL ESTATE, INC

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.

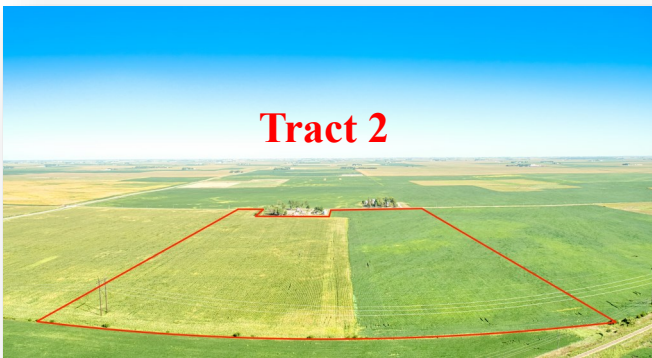
# Land Auction

Wednesday, November 9, 2022 at 10:00 A.M.

233.07 Surveyed Acres  
Selling in 3 Tracts



## Tract 2 - 74.94 Acres • Lake Creek Township, Calhoun County, IA



**Tract 2 Legal Description:** The East Half of the North-west Quarter (E $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Eight (8), Township Eighty-seven (87) North, Range Thirty-three (33) West of the 5th P.M., Calhoun County, Iowa excluding acreage. Exact legal to be taken from survey

**Surety/AgriData Avg. CSR2:** 86.1

**Surety/AgriData Avg. CSRI:** 81.4

**Primary Soils:** Webster, Clarion, Canisteo, Nicollet

**Real Estate Taxes:** \$2,178 est.

## Tract 3 - 77.86 Acres • Lake Creek Township, Calhoun County, IA

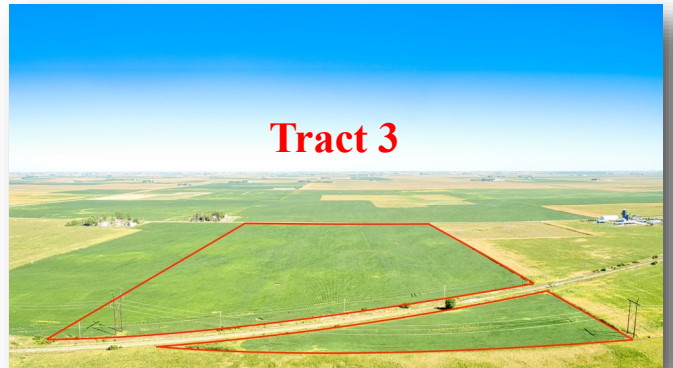
**Tract 3 Legal Description:** The West Half of the Northeast Quarter (W $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section Eight (8), Township Eighty-seven (87) North, Range Thirty-three (33) West of the 5th P.M., Calhoun County, Iowa. Exact legal to be taken from survey

**Surety/AgriData Avg. CSR2:** 81.1

**Surety/AgriData Avg. CSRI:** 76.5

**Primary Soils:** Webster, Canisteo, Nicollet, Okoboji

**Real Estate Taxes:** \$2,156



**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 16, 2022. Real estate taxes to be prorated to December 31, 2022. Farm to be sold with an open lease for 2023. Final bids are subject to seller approval.

**Robert A. Sexton Estate, Owner**

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

**Attorney:** Steve Hendricks and Colin Hendricks • Hendricks Law Office • Rockwell City, IA

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