

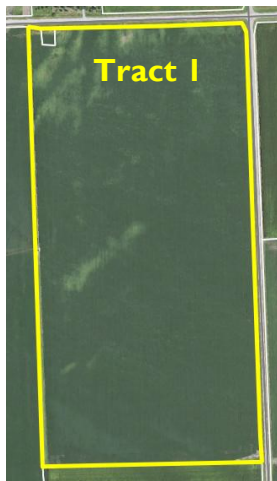
LAND

AUCTION

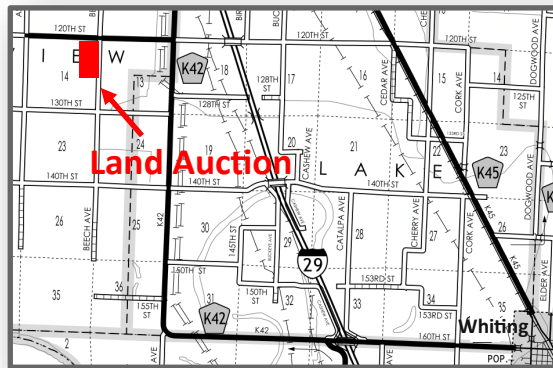
246 Acres m/l - Selling in 2 Tracts Monona County, IA



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



Tract I Location: 4.7 miles north of Whiting, IA on K45 and 4 miles west on I20th St.

Real Estate Taxes: \$3,586

Soybean Base: 38.24 ac. PLC Yield: 44

Terms: Farms to be sold as choice; both have an open lease for the 2023 crop year. 10% earnest money down day of sale. Balance due at closing on or before April 14, 2023. Real estate taxes to be prorated to December 31, 2022. All final bids subject to seller approval.

Attorney: Matt Minnihan • Minnihan Law Firm • Onawa, Iowa

MIDWEST LAND & REAL ESTATE, INC
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.

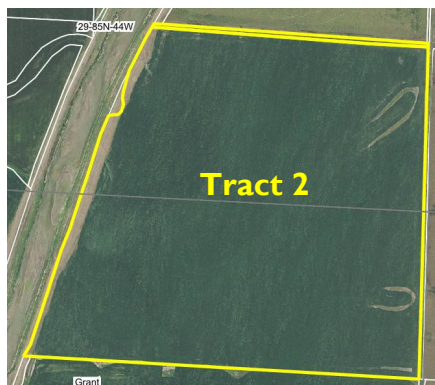
Land Auction

Wednesday, March 8, 2023 at 10:00 A.M.

246 Acres m/l - Selling in 2 Tracts Monona County, IA



Tract 2 • 166 Acres m/l • Grant Township, Monona County, IA



Tract 2 Location: From Rodney, IA, travel 2 miles southwest on L-12, then turn east on E-16 for 2 miles to Ticonic, then travel south 1 mile to 140th Street and drive west on 140th 1.5 miles to the levee. Drive south on top of levee 1/2 mile to the northwest corner of Tract 2.

Legal Description: Part of the South Half of the South Half (Pt. S $\frac{1}{2}$ S $\frac{1}{2}$) of Section Twenty-nine (29) and Part of the North Half of the North Half (Pt. N $\frac{1}{2}$ N $\frac{1}{2}$) of Section Thirty-two (32) both in Township Eighty-five (85) North, Range Forty-four (44) West of the 5th P.M., Monona County, Iowa.

Surety/AgriData Avg. CSR2: 85.3

Surety/AgriData Avg. CSRI: 76.8

Soils: Grantcenter, Zook, Colo, Dockery-Quiver & Luton

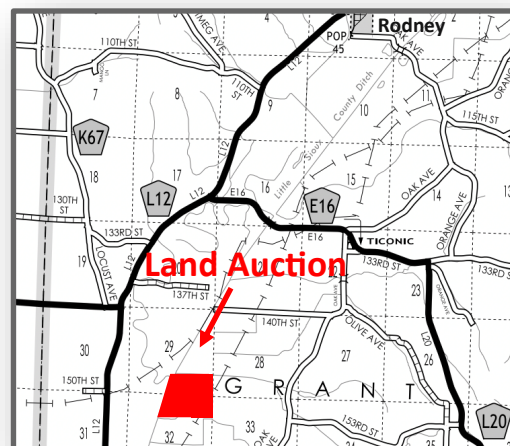
Real Estate Taxes: \$8,020

Tract 2 FSA Information:

Cropland Acres: 157.01 ac.

Corn Base: 93.10 ac. PLC Yield: 143

Soybean Base: 61 ac. PLC Yield: 43



Auctioneer's Note: Attention Land Buyers, here is a prime opportunity to purchase one or two tracts of highly-productive Monona County farm ground. Tract 1 is a bare 80 acres with an 86.8 CSR2 located southwest of Sloan close to Albaton. Tract 2 is a bare 166 acres with an 85.3 CSR2 located southwest of Rodney close to Ticonic. Both tracts feature outstanding soils and have been well managed. If you are looking for high-producing farms, you won't want to miss this auction!

For more information contact Chris Clark • 712-369-1531

KVH Properties L.L.C., Owner

Auctioneer: Ben Hollesen 712-253-5779

Attorney: Matt Minnihan • Minnihan Law Firm • Onawa, 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

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