

# Sealed Bid Rent Auction

Sealed Bid Deadline - 10:00 A.M. Monday, April 3rd, 2017

## Tract 1 - 75.65 Acres

**Tract 1 Location:** 5 miles North of Holstein on Hwy 59, then 2 1/2 miles east on 100th Street

**Tract 1 Legal Description:** The tillable farmland located in the East Half of the Northwest Quarter (E1/2 NW1/4) of Section Six (6), Township Eighty-nine (89) North, Range Thirty-nine (39) West of the 5th P.M., Ida County, IA.

**Surety/AgriData Avg. CSR2:** 90.6

**Surety/AgriData Avg. CSRI:** 66.9

**Primary Soils:** Galva and Primghar



## Tract 2 - 171.03 ACRES

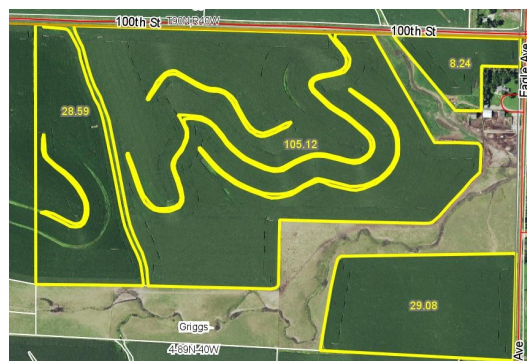
**Tract 2 Location:** 5 miles North of Holstein on Hwy 59, then 1 mile West on 100th Street

**Tract 2 Legal Description:** The tillable farmland located in the Northeast Quarter (NE1/4) and the East Half of the Northwest Quarter (E1/2 NW1/4) of Section Four (4), Township Eighty-nine (89) North, Range Forty (40) West of the 5th P.M., Ida County IA.

**Surety/AgriData Avg. CSR2:** 82.0

**Surety/AgriData Avg. CSRI:** 58.9

**Primary Soils:** Galva and Kennebec



**Broker's Note:** Farm Operators, here is an excellent opportunity to rent two high quality farms in northern Ida County. Both tracts have highly productive soils and would make an excellent addition to any farming operation this year. Don't miss this opportunity to rent these attractive farms for 2017.

*Visit our website, under the "Farm Real Estate" tab for more information & Bid Form*

**Terms:** Sealed bids for cash rent will be accepted until 10:00 AM, April 3rd, 2017. Sealed bids will be opened promptly at 10:00 AM. Winning bidder(s) will be notified by 11:00 AM of that same date and shall have until 3:00 PM to deliver funds via certified check to Midwest Land Management & Real Estate, Inc. and enter into a lease for 2017.

**Possession Restrictions:** The winning bidder's lease will be subject to the Debtor's statutory right of first refusal to lease the property on the same terms made by the winning bidder(s). On April 13, 2017, the Debtor's statutory right of first refusal to lease the property will lapse. During the 10 day option period, the winning bidder's funds shall be held in the Midwest Land Management & RE Trust Account without interest. On April 14th, 2017, assuming the Debtor's do not exercise their option, the contingency will lapse and each winning bidder will take possession of their respective leasehold. **The Receiver reserves the right to accept or reject any and all cash rent bids on this property.**

*Savings Bank, as Court Appointed Receiver for Joelle Johannsen*

*Attorney: Nathan J. Rockman - Dekoter, Thole, Dawson, & Rockman, P.L.C. - Sibley, Iowa*

### Midwest Land Management and Real Estate, Inc.

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