

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, June 18, 2020 at 10:00 A.M.

300 Acres m/l - 4 Tracts Buena Vista County, IA



Sale Location: Peterson Community Center, 101 2nd Street, Peterson, Iowa

Method of Sale: Successful bidder will have choice of Tracts 1, 2, 3 and/or 4.

Property Location: ¾ mile west of Peterson, Iowa on Highway 10 & 3½ miles south on M27.

Tract 1 - 146 Acres m/l • Brooke Township, Buena Vista County, IA

Legal Description: The Southeast Quarter (SE¼) of Section Eighteen (18), Township Ninety-three (93) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa except a parcel of land containing 11.649 acres and except a parcel of land containing 2.018 acres.



Cropland Acres: 139.7

Surety/AgriData Avg. CSR2: 92

Primary Soils: Sac, Primghar & Everly

Annual Real Estate Taxes: \$4,056

FSA Information for Tracts 1-4 Combined

Cropland Acres: 185.5 ac.

Corn Base: 90.7 ac.

Corn PLC Yield: 145 bu.

Soybean Base: 90.7 ac.

Soybean PLC Yield: 41 bu.

See reverse side for information on Tracts 2 - 4.

Auctioneer's Notes: Land buyers, what an amazing opportunity to purchase 2 distinctively different types of farms. Tract #1 is a productive farm with excellent soil types and has the added benefit of additional income from the 5 wind turbines located on the farm. Please contact Ben for the terms of the wind lease payments. Tracts 2-4 are recreational paradise with the added benefits of tillable land. These tracts would make a great weekend getaway to relax and enjoy the outdoors with rental income from the tillable land. Make plans to attend this land auction.

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW, Spencer, IA 51301

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Shane Brant • 712-301-4664

Zach Anderson • 712-298-1606

www.midwestlandmanagement.com

& REAL ESTATE, INC
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, June 18, 2020 at 10:00 A.M.

Tract 2 - 74.9 Surveyed Acres • Brooke Township, Buena Vista County, IA



Legal Description: The South Half of the South-west Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Seventeen (17), Township Ninety-three (93) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa except a parcel of land containing 5.519 acres.

Cropland Acres: 32.23 (estimated)
Surety/AgriData Avg. CSR2: 88.9
Soils: Galva, Sac, Belview, Storden & Primghar
Annual Real Estate Taxes: \$1,188

Tract 3 - 39 Surveyed Acres • Brooke Township, Buena Vista County, IA

Legal Description: The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Seventeen (17), Township Ninety-three (93) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa.

Cropland Acres: 9.57 (estimated)
Surety/AgriData Avg. CSR2: 96.4
Soils: Galva and Primghar
Annual Real Estate Taxes: \$610



Tract 4 - 40.1 Surveyed Acres • Brooke Township, Buena Vista County, IA



Legal Description: The Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Seventeen (17), Township Ninety-three (93) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa.

Cropland Acres: 4.0
Surety/AgriData Avg. CSR2: 81.6
Soils: Sac, Belview and Galva
Annual Real Estate Taxes: \$480

Online bidding also available at www.midwestlandmanagement.com!

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before November 12, 2020. Real estate taxes to be prorated to December 31, 2020. Sellers to retain 100% of 2020 cash rent. All final bids are subject to seller approval.

**Shirley J. Morrow Trust, Rebecca Adams
& Cindy Kaus, Owners**

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

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