

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, June 7, 2024 at 10:00 a.m.

**311.22 Surveyed Acres
Selling in 4 Tracts**

Sale Location: Marathon Community Center, 306 W Attica Street, Marathon, IA

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

Location of Tracts 1 & 2: 2 miles north of Marathon, Iowa on M54.

Location of Tracts 3 & 4: 1 mile north of Marathon, Iowa on M54 and 1 mile west on 440th Street.

Tract 1 - 77.53 Acres • Poland Township • Buena Vista County, Iowa

Tract 1 Legal Description: The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Five (5), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa excluding a 3.01 acre acreage. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 82.4

Surety/AgriData Avg. CSRI: 72.9

Soils: Canisteo, Clarion, Okoboji, Nicollet & Collinwood

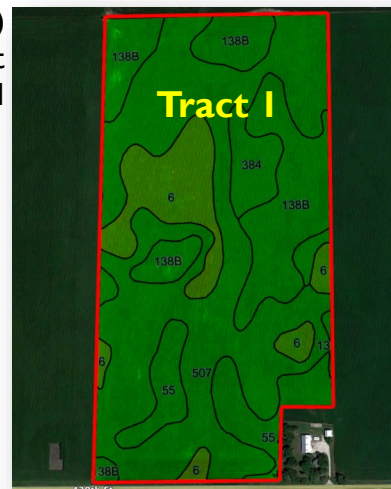
Real Estate Taxes: \$2,360 est.

FSA Information for Tracts 1 & 2 Combined

Cropland Acres: 145.49 ac.

Corn Base: 72.9 ac. Corn PLC Yield: 172

Soybean Base: 58.4 ac. Soybean PLC Yield: 44



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

Auctioneer's Notes: Excellent opportunity in Northern Buena Vista County. Land buyers mark your calendars and make plans to attend the Hansen auction on June 7th in Marathon, Ia. The successful buyers will receive the second half of the 2024 cash rent. The farms will be sold utilizing the choice method. These highly tillable tracts of farmland have excellent soils and would be a great addition to any farming operation.

Betty L. Hansen Trust & Clifford K. Hansen Trust, Owners
The Citizens First National Bank, Trustee

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

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

Friday, June 7 2024 at 10:00 a.m.



Tract 2 • 74.88 Ac. • Poland Township • Buena Vista County, IA

Tract 2 Legal: The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Five (5), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 83.9

Surety/AgriData Avg. CSRI: 72.4

Soils: Clarion, Nicollet, Blue Earth, Spillville, Webster, Canisteo & Hawick

Real Estate Taxes: \$2,236 est.



Tract 3 • 78.3 Ac. • Poland Township • Buena Vista County, IA

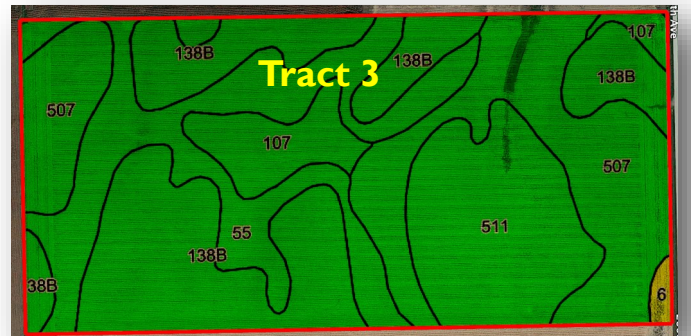
Tract 3 Legal Description: The North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Seven (7), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 83.7

Surety/AgriData Avg. CSRI: 73.2

Primary Soils: Clarion, Canisteo, Nicollet & Blue Earth

Real Estate Taxes: \$2,422



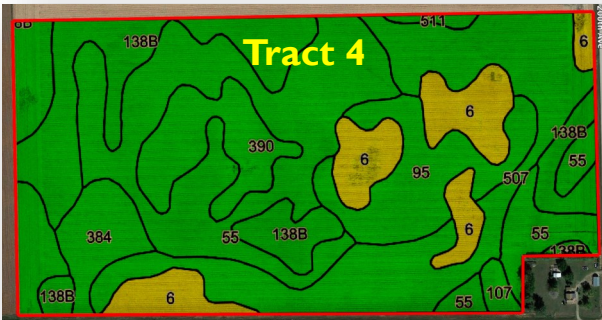
FSA Information for Tracts 3 & 4 Combined

Cropland Acres: 155.10 ac.

Corn Base: 97.9 ac. Corn PLC Yield: 157

Soybean Base: 56.30 Soybean PLC Yield: 44

Tract 4 • 80.51 Ac. • Poland Township • Buena Vista County, IA



Tract 4 Legal Description: The South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Seven (7), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, IA excluding the acreage. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 81.6

Surety/AgriData Avg. CSRI: 73.3

Primary Soils: Nicollet, Canisteo, Clarion, Okoboji & Harps

Real Estate Taxes: \$2,366

Terms: 10% down day of sale. Balance due at closing on or before July 26, 2024. Real estate taxes prorated to June 30, 2024. All final bids subject to seller approval.

Betty L. Hansen Trust & Clifford K. Hansen Trust, Owners
The Citizens First National Bank, Trustee

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

www.midwestlandmanagement.com

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.