

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, March 4, 2021 at 10:00 A.M.

322.6 Surveyed Acres - 4 Tracts
Clay County & Buena Vista County

Open
Lease for
2021



Sale Location: American Legion, 200 Main Street, Sioux Rapids, Iowa

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

Tract 1 - 74.3 Surveyed Acres • Herdland Township, Clay County, IA

Property Location: 2½ miles east of Sioux Rapids, Iowa on CI3 and 1 mile north on I60th Avenue.

Legal Description: Parcel F located in the South Half of the Southeast Quarter (S½ SE¼) of Section Thirty-three (33), Township Ninety-four (94) North, Range Thirty-six (36), West of the 5th PM, Clay County, Iowa. Exact legal to be taken from survey.

AgriData Avg. CSR2: 96.7

AgriData Avg. CSRI: 81.4

Soils: McCreath, Gillett Grove & Afton

Annual Real Estate Taxes: \$2,370 (estimated)

FSA Information Combined with Adjoining Tract

Cropland Acres: 78.22 ac.

Corn Base: 40.8 ac.

Corn PLC Yield: 150 bu.

Soybean Base: 35.90 ac.

Soybean PLC Yield: 45 bu.

Terms: 10% earnest money down day of sale. Balance due at closing on or before April 8, 2021. Real estate taxes to be prorated to December 31, 2020. Farms have an open lease for 2021 crop year. All final bids are subject to seller approval. Tracts to be surveyed prior to sale and sold based on surveyed acres.

Auctioneer's Notes: Land buyers, here's an excellent chance to purchase hard-to-find farmland in Clay and Buena Vista Counties. Tracts 1 & 2 contain some of the very best soils in Iowa, are very productive farms and will prove to be a solid long term investment. Tract 3 contains a unique blend of productive farmland and recreational land overlooking the Little Sioux River Valley. Tract 4 is a true Sportsmen's paradise featuring cropland acres, CRP acres, timber and pastureland with a meandering stream in the pasture bottom. This truly is a small slice of heaven. Tract 4 is located within 2 miles of 1000+ acres of public hunting and recreational land providing for additional recreational opportunities. This is one auction you won't want to miss.

**Linda Steffen, Nancy Pyle, Jane Wright, James Knudtson
& Susan Caskey Trust, Owners**

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis • Spencer, Iowa

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.

Tract 2 - 42.4 Surveyed Acres • Lee Township, Buena Vista County, IA

Property Location: 2½ miles east of Sioux Rapids, Iowa on C13 and ¾ mile north on 160th Avenue.

Legal Description: The North Forty-two and Fifty-one one hundredths acres (42.51) of the Northeast Quarter (NE ¼), Section Four (4), Township Ninety-three (93) North, Range Thirty-six (36), West of the 5th PM, Buena Vista County, IA. Exact legal to be taken from survey.

AgriData Avg. CSR2: 91.9

AgriData Avg. CSRI: 74.6

Primary Soils: Primghar, Marcus, Clarion & Sac

Annual Real Estate Taxes: \$1,238

Tract contains a 54' x 90' storage shed.



FSA Information

Cropland Acres: 39.86

Corn Base: 22.1 ac. Corn PLC Yield: 150 bu.

Soybean Base: 17.3 ac. Soybean PLC Yield: 45 bu.

Tract 3 - 128.2 Surveyed Acres • Lee Township, Buena Vista County, IA

Property Location: ¼ mile north of Sioux Rapids, Iowa on Highway 71, ¾ mile east on N River Road & 1/8 mile north on 140th Avenue.

Legal Description: Part of the West Half of the Northwest Quarter (W½ NW¼) of Section Five (5) AND part of the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section Six (6), all in Township Ninety-three (93) North, Range Thirty-six (36) West of the 5th PM, Buena Vista County, IA. Exact legal to be taken from survey.



AgriData Avg. CSR2: 88.7

AgriData Avg. CSRI: 71.3

Primary Soils: Sac, Primghar, Storden & Everly

Annual Real Estate Taxes: \$3,150

FSA Information

Cropland Acres: 100.6 ac. including 3.4 ac. CRP

Corn Base: 66.9 ac. Corn PLC Yield: 150 bu.

Soybean Base: 30.30 Soybean PLC Yield: 45 bu.

CRP Contract 1: 1.6 ac. expires: 9/30/2027

Annual CRP Payment : \$446 (\$279.04/ac.)

CRP Contract 2: 1.8 ac. expires 9/30/2021

Annual CRP Payment: \$244 (\$135.47/ac.)

Tract 4 - 77.7 Surveyed Acres • Herdland Township, Clay County, IA

Property Location: 1½ miles north of Sioux Rapids, Iowa on Highway 71 and 1½ miles east on 500th Street.

Legal Description: Parcel F located in the South Half of the Southeast Quarter (S½ SE¼) of Section Twenty-nine (29), Township Ninety-four (94) North, Range Thirty-six (36), West of the 5th PM, Clay County, IA. Exact legal to be taken from survey.

AgriData Avg. CSR2: 82

AgriData Avg. CSRI: 55.1

Soils: Sac, Moneta, Coland-Terril & Everly-Moneta

Annual Real Estate Taxes: \$1,580



FSA Information

Cropland Acres: 43.18 ac. including 18.8 CRP ac.

Corn Base: 20.5 ac. Corn PLC Yield: 150 bu.

Soybean Base: 3.80 ac. Soybean PLC Yield: 45 bu.

CRP Contract 1: 15.8 acres, expires 9/30/2026

Annual Payment: \$4,899 (\$310.05/acre)

CRP Contract 2: 3 acres, expires 9/30/2022

Annual Payment: \$288 (\$96/ac.)

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

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