

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 23, 2021 at 10:00 a.m.

**325 Acres m/l
Selling in 3 Tracts**

Tract 1

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

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

Tract 1 - 120 Acres m/l • Peterson Township, Clay County, IA

Location: 3 miles north of Peterson, Iowa on 120th Avenue.

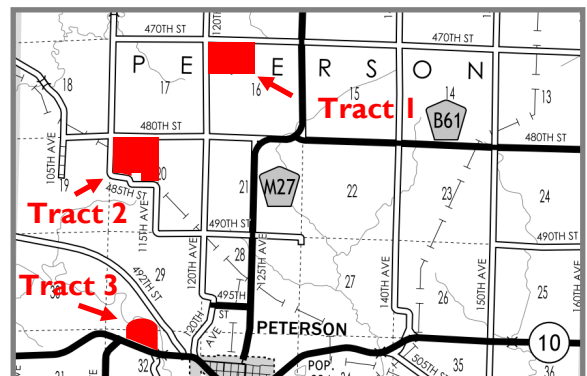
Tract 1 Legal Description: The North Half of the Northwest Quarter ($N\frac{1}{2}$ NW $\frac{1}{4}$) AND the North Half of the South Half of the Northwest Quarter ($N\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Sixteen (16), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from abstract.

Surety/AgriData Avg. CSR2: 94.8

Surety/AgriData Avg. CSRI: 79

Soils: Gillett Grove & McCreath

Annual Real Estate Taxes: \$4,012



FSA Information:

Cropland Acres: 114.55

Corn Base: 62 ac. Corn PLC Yield: 164

Soybean Base: 52.5 ac. Soybean Base: 48

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

Auctioneer's Notes: Attention Land Buyers, don't miss your opportunity to own these high-quality Clay County Farms. The Reed farms are being sold in 3 tracts boasting CSR2 soil ratings of 94.8, 95.6 and 83.7 respectively. Located within 3 miles of Peterson, Iowa, these well cared for farms will make a great addition to any portfolio. Whether you're looking for farmland to farm yourself, land as an investment, or an income producing farm including timber, these farms are an excellent opportunity for any buyer.

Mary Jo Olthoff, Douglas Reed & Gayle Reed, Owners

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 • Chris Clark ~ 712-369-1531

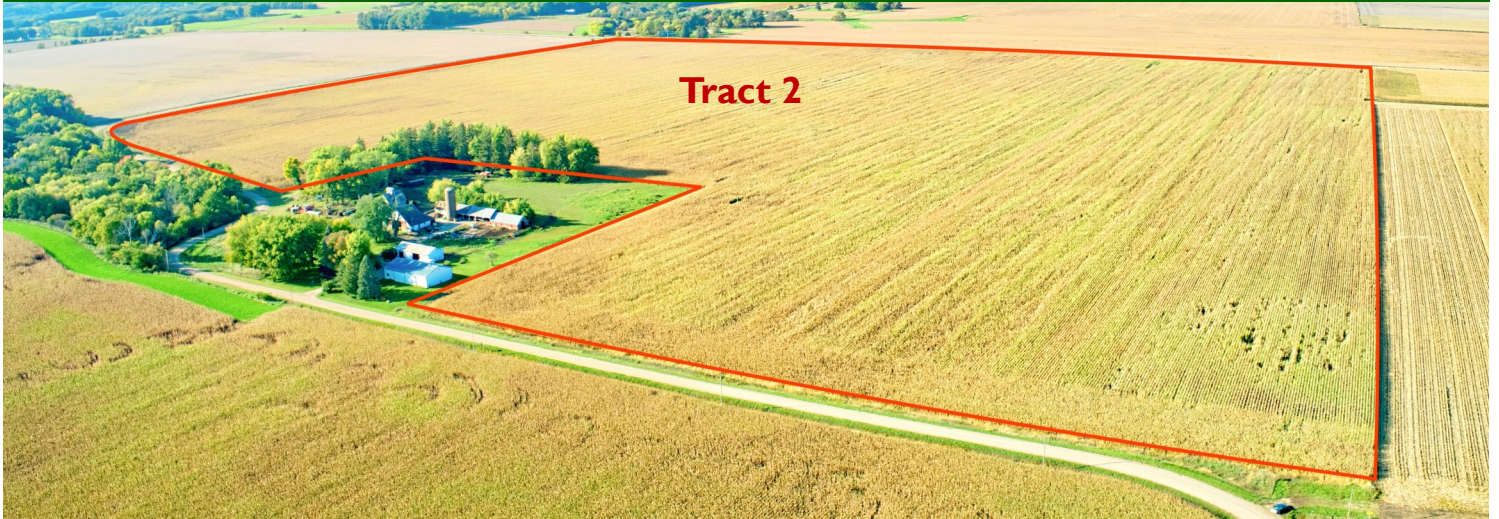
www.midwestlandmanagement.com

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.

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Tract 2 - 141 m/l • Peterson Township, Clay County, IA

Location: 2¼ miles north of Peterson, Iowa on 120th Avenue and ½ mile west on 480th Street.

Tract 2 Legal Description: The Northwest Quarter (NW¼) of Section Twenty (20), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa EXCEPT a parcel of land containing 18 acres m/l. Exact legal to be taken from abstract.

Surety/AgriData Avg. CSR2 : 95.6

Surety/AgriData Avg. CSRI: 79.6

Primary Soils: Gillett Grove, McCreath, Sac & Annieville

Annual Real Estate Taxes: \$4,716

FSA Information:

Cropland Acres: 132.96

Corn Base: 74.5 ac. Corn PLC Yield: 164 bu.

Soybean Base: 57.6 ac. Soybean PLC Yield: 48

Tract 3 - 64 Acres m/l • Peterson Township, Clay County, IA

Location: ½ mile west of Peterson, Iowa on Highway 10.



Tract 3 Legal Description: Part of the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) and Part of the Southwest Quarter of the Southeast Quarter (SW¼ SE¼) of Section Twenty-nine (29), AND Part of the Northeast Quarter of the Northwest Quarter (NE¼ NW¼) and Part of the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section Thirty-two (32), All in Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from abstract.

FSA Information:

Cropland Acres: 44.3

Corn Base: 23.3 ac. Corn PLC Yield: 141 bu.

Soybean Base: 19 Soybean PLC Yield: 40 bu.

Surety/AgriData Avg. CSR2: 83.7

Surety/AgriData Avg. CSRI: 73.6

Soils: Colo, Terril & Spillville

Annual Real Estate Taxes: \$1,428

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 14, 2022. Real estate taxes to be prorated to December 31, 2021. All final bids are subject to seller approval.

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