

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 19, 2015 at 10:00 A.M.

352.5 ACRES

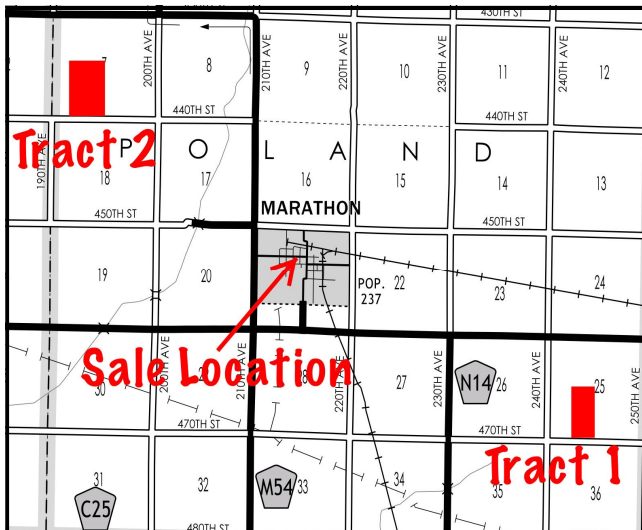
4 Tracts: Poland Township, Buena Vista County & Garfield Township, Clay County, Iowa



Sale Location: Marathon Community Center, 306 West Attica St., Marathon, IA

Tract 1-80 Acres m/l Poland Township, Buena Vista County, IA

Tract 1 Property Location: 2½ miles east of Marathon, Iowa on Hwy 10, 1 mile south on 240th Avenue and ¼ mile east on 470th Street.



Tract 1 Legal Description: The East Half of the Southwest Quarter (E½ SW¼) Section Twenty-five (25), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa.

Tillable Acres: 79.1

Primary Soils: Canisteo, Nicollet, Clarion & Waldorf

Surety/Agdata Avg. CSR2: 86.8

Surety/Agdata Avg. CSRI: 76.2

Annual Real Estate Taxes: \$2018

Tract 1 FSA Information:

Cropland Acres: 79.10

Corn Base Acres: 47.72

Corn PLC Yield: 171

Soybean Base Acres: 30.91

Soybean PLC Yield: 44

This tract is enrolled in ARC County.

Tract 2-114 Acres m/l Poland Township, Buena Vista County, IA

Tract 2 Property Location: 1½ miles north of Marathon, IA on County Road M-54 & 1½ miles west on 440th St.

Tract 2 Legal Description: The East One Hundred Fourteen (114) acres of the Southwest Quarter (SW¼) Section Seven (7), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, IA.

Tillable Acres: 105.8

Primary Soils: Clarion, Nicollet, Canisteo & Okoboji

Surety/Agdata Avg. CSR2: 86.3

Surety/Agdata Avg. CSRI: 76.1

Annual Real Estate Taxes: \$3,008

Tract 2 FSA Information:

Cropland Acres: 105.80

Corn Base Acres: 63.83

Corn PLC Yield: 171

Soybean Base Acres: 41.34

Soybean PLC Yield: 44

This tract is enrolled in ARC County.

See Reverse for Information on Tracts 3 and 4

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue, Spencer, IA 51301

Mark Nothwehr • 712-262-3110

Dalen Heida • 712-262-3110

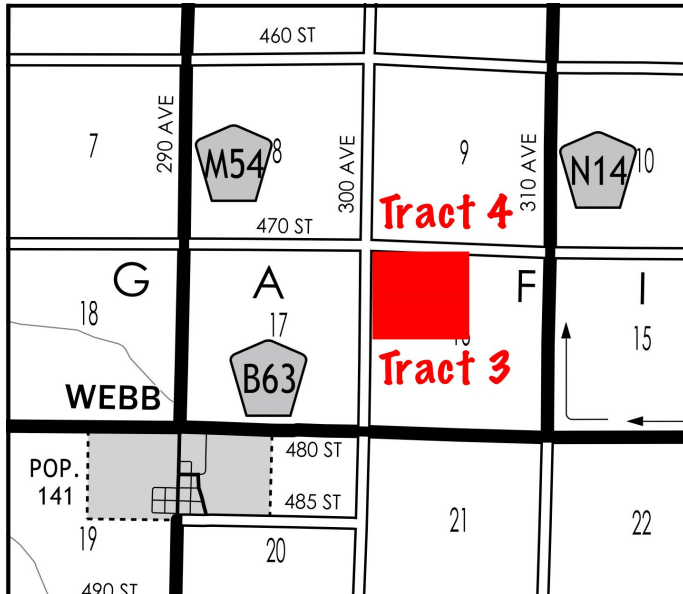
Ben Hollesen • 712-253-5779

www.midwestlandmanagement.com

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Tract 3-78.5 Acres m/l Garfield Township, Clay County, IA

Tract 3 Property Location: 1 mile east of Webb, Iowa on County Blacktop B-63 & 1/2 mile north on 300th Avenue.



Tract 3 Legal Description: The South Half of the Northwest Quarter (S½ NW¼) Section Sixteen (16), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa. (Excluding a 1.4 acre building site).

Tillable Acres: 77.8

Primary Soils: Canisteo, Clarion, Okoboji and Webster

Surety/Aggridata Avg. CSR2: 81.8

Surety/Aggridata Avg. CSRI: 69.8

Annual Real Estate Taxes: \$1952

Combined FSA Information For Tracts 3 & 4:

Cropland Acres: 157.17

Corn Base Acres: 78.30

Corn PLC Yield: 177

Soybean Base Acres: 78.30

Soybean PLC Yield: 46

These tracts are enrolled in ARC County.

Tract 4 - 80 Acres m/l Garfield Township, Clay County, IA

Tract 4 Property Location: 1 mile east of Webb, Iowa on County Blacktop B-63 & 3/4 mile north on 300th Avenue.

Tract 4 Legal Description: The North Half of the Northwest Quarter (N½ NW¼) Section Sixteen (16), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa.

Tillable Acres: 77

Surety/Aggridata Avg. CSR2: 84.4

Primary Soils: Clarion, Canisteo, Nicollet & Okoboji

Surety/Aggridata Avg. CSRI: 71.7

Annual Real Estate Taxes: \$2,008

Auctioneer's Note: Attention Land Buyers, don't miss your chance to purchase the Bertram Tjebben Farms at public auction. All 4 tracts are highly-tillable and productive farms that have been well farmed and managed. Please note that the farms are cash rented for 2016 and the Buyer will receive 100% of the 2016 cash rent.

Visit our website for county tile maps, soils maps and aerial images.

Method of Sale: Tract 1 will be sold first. Tract 2 will be sold immediately following. Tracts 3 and 4 will be sold as choice.

Terms: 10% earnest money down day of sale. Balance due at closing on or before March 1, 2016. Real estate taxes to be prorated to January 1, 2016. The farm is leased for the 2016 crop season and 100% of the 2016 cash rent will go to the successful buyer on each tract. Buyer to be responsible to bring the septic system on the house to current Iowa Code (Tract 2). All final bids are subject to approval of seller.

Bertram Tjebben Estate, Owner

Attorney: Don Winkler • Laurens, Iowa

Auctioneers: Ben Hollesen and Clinton Jones

Contact Ben Hollesen for More Information-712-253-5779

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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". 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.