

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, August 3, 2022 at 10:00 AM

40 Acres m/l  
Clay County, IA



**Sale Location:** Ruthven Social Center, 1503 Rolling Street, Ruthven, Iowa

**Property Location:** ½ mile west of Ruthven, Iowa on Highway 18, 3 miles north on N18 and ¼ mile west on 330th Street.

**Legal Description:** The Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section Thirty-six (36), Township Ninety-seven (97) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa.

**Surety/AgriData Avg. CSR2:** 89

**Surety/AgriData Avg. CSRI:** 76.6

**Soils:** Clarion and Nicollet

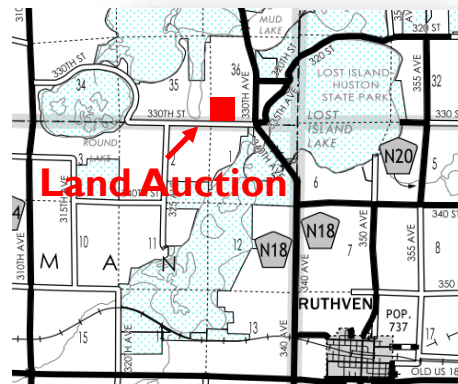
**Annual Real Estate Taxes:** \$1,178

**FSA Information:**

Cropland Acres: 39.14 acres

Corn Base: 29.02 acres      Corn PLC Yield: 124

Soybean Base: 9.68 acres      Soybean PLC Yield: 36



**Auctioneer's Note:** Land buyers, don't miss this opportunity to purchase a hard-to-find, smaller tract of highly tillable productive farmland. This nice, square, inside 40 carries a very good CSR2 rating of 89 with only two reputation soil types, We look forward to seeing you in Ruthven on sale day.

**For more information contact Travis Johnson 712-330-5345.**

**Terms:** 10% earnest money due day of sale. Balance due at closing on or before September 15, 2022. Real estate taxes to be prorated to June 30, 2022. Seller to retain half of the 2022 cash rent. Possession granted at closing, subject to tenant's rights of the 2022 cash rent lease. All final bids are subject to seller approval.

**Marvin Rossiter, Carol Williams, Randall Rossiter, Steven Munger, Kristy Rannells, Linda Decarlo & Lisa Rossiter, Owners**

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

**Attorney:** Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, Iowa

**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.