

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, September 20, 2022 at 10:00 AM

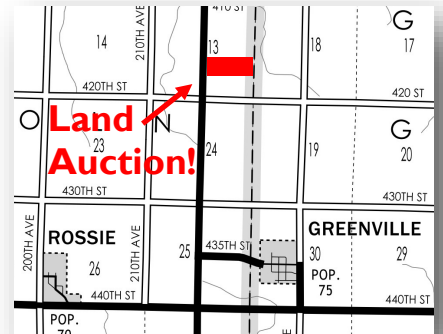
54.48 Surveyed Acres
Clay County, IA



Sale Location: Greenville Community Center, 225th Avenue, Greenville, Iowa.

Property Location: 1/2 mile west of Greenville, Iowa on 435th Street and 2 miles north on Highway 71.

Legal Description: Parcels A & B located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirteen (13), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.



Surety/AgriData Avg. CSR2: 96.8

Surety/AgriData Avg. CSRI: 81.5

Soils: McCreath and Gillett Grove

Annual Real Estate Taxes: \$1,580



FSA Information:

Cropland Acres: 54.78 acres

Corn Base: 27.33 acres

Corn PLC Yield: 134

Soybean Base: 27.33 acres

Soybean PLC Yield: 44

Auctioneer's Note: Farmers and Investors, don't miss the opportunity to purchase this outstanding Clay County farm. The Maurer farm boasts an average CSR2 rating of 96.8 with just two reputation soil types, McCreath and Gillett Grove. Located on Highway 71 between Spencer and Greenville, this farm has excellent access to multiple grain market opportunities. With an open lease for the 2023 crop year, the Maurer farm would make a great addition to any farming operation. Make sure to take a look at this very productive tract of Iowa farmland.

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

Terms: 10% earnest money due day of sale. Balance due at closing on or before December 1, 2022. Real estate taxes to be prorated to December 31, 2022. Seller to retain 100% of the 2022 farm income. All final bids are subject to seller approval.

Paul & Barbara Maurer and Stacy Maurer, 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

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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.