

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, August 13, 2024 at 10:00 AM

**65 Acres m/l**  
**Clay County, IA**



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

**Property Location:** 2 miles north of Greenville, Iowa on 225th Avenue.

**Legal Description:** Parcel C in the Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of Section Eighteen (18), Township Ninety-five (95) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.

**Surety/AgriData Avg. CSR2:** 96.5

**Surety/AgriData Avg. CSRI:** 81.1

**Soils:** McCreath and Gillett Grove

**Annual Real Estate Taxes:** \$1,870 est.

#### FSA Information

Cropland: 61.12 acres

Corn Base: 29.79 acres / PLC Yield: 134

Soybean Base: 29.79 acres / PLC Yield: 44



**Auctioneer's Note:** Calling all Clay County, Iowa land buyers. This is an excellent opportunity to purchase a smaller tract of highly tillable, productive farmland. The McCann farm has two soil types and a bountiful CSR2 rating of 96.5. You will have to look a very long time to find a more attractive smaller parcel of farmland with soils this good that is for sale. Make plans to attend the land auction on August 13th in Greenville, Iowa.

**Terms:** 10% down day of sale. Balance due at closing on or before September 20, 2024. Real estate taxes prorated to December 31, 2024. Sellers to retain all the 2024 cash rental income. Farm to have an open lease for the 2025 crop season. All final bids subject to seller approval.

**For more information call Ben Hollesen • 712-253-5779**

**Dave and Allie McCann, Owners**

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

**Attorney:** Lisa Steffen • Goosmann Law Firm, PLC • Spirit Lake, Iowa

**Midwest Land Management and Real Estate, Inc.**

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**Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606**

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& 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.