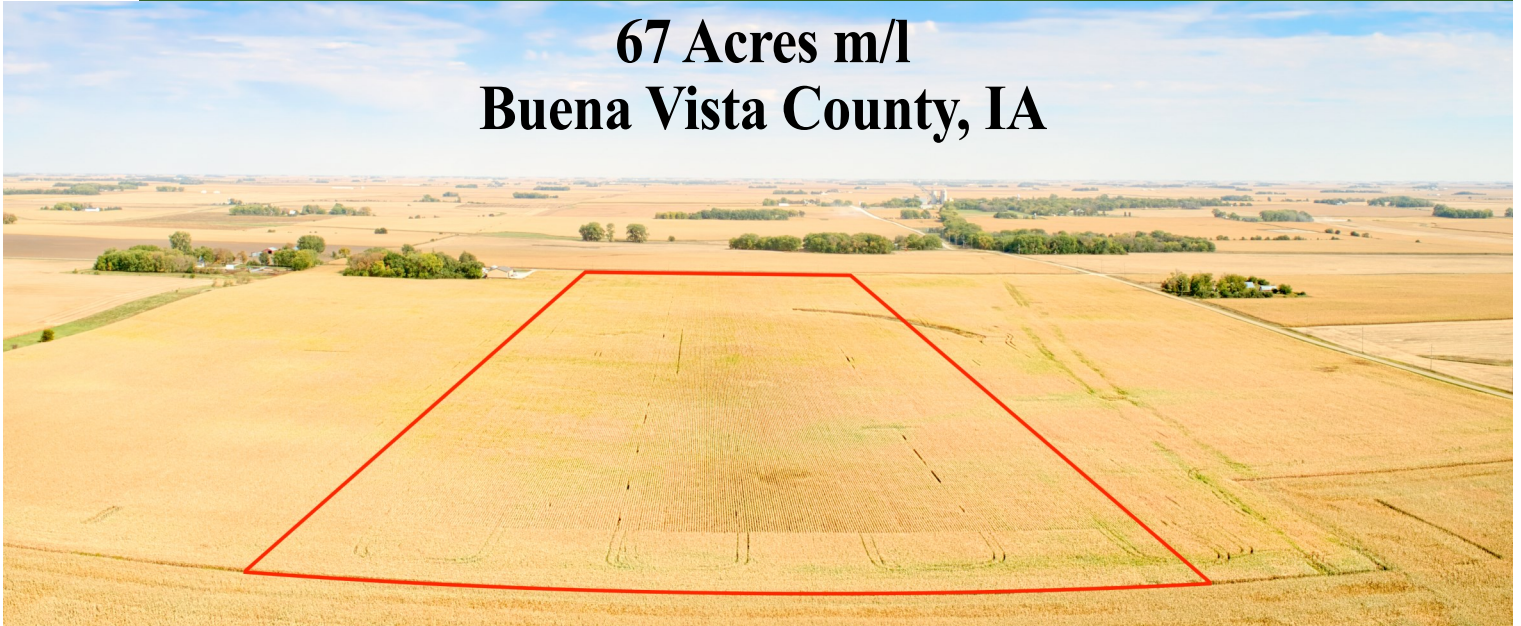


Midwest Land Management and Clinton Jones

LAND AUCTION

Monday, November 7, 2022 at 10:00 AM

67 Acres m/l
Buena Vista County, IA



Sale Location: Marathon Community Center, 306 W. Attica St., Marathon, Iowa.

Property Location: 1 mile west of Marathon, Iowa on 450th Street and 1/4 mile north on 200th Avenue.

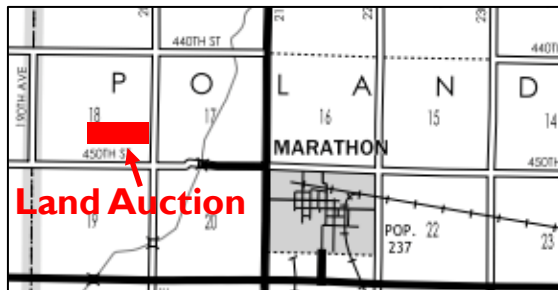
Legal Description: A parcel of land in the Southeast Quarter (SE $\frac{1}{4}$) and the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$), of Section Eighteen (18), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa. Exact legal to be taken from abstract.

Surety/AgriData Avg. CSR2: 87.5

Surety/AgriData Avg. CSRI: 79

Primary Soils: Nicollet, Clarion, Canisteo, Webster

Annual Real Estate Taxes: \$1,960



FSA Information

Cropland Acres: 64.3 ac. including .4 CRP ac.

Corn Base: 47.92 ac. PLC Yield: 182

Soybean Base: 15.98 ac. PLC Yield: 45

CRP Acres: .4 ac.

Annual CRP Payment: \$121 (\$303.60/acre)

Contract Expiration: 9/30/2023

Auctioneer's Note: Attention land buyers, here is an excellent opportunity to purchase a hard to find, highly tillable tract of productive farmland in Buena Vista County. This smaller tract of land has great soils which include Nicollet, Clarion and Webster, and the farm has a CSR2 rating of 87.5. The lease is open for the 2023 crop season. We look forward to seeing you at the land auction in Marathon on November 7th.

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 6, 2023. Real estate taxes to be prorated to December 31, 2022. Seller to retain 100% of 2022 farm income. Farm to be sold with an open lease for the 2023 crop year. All final bids are subject to seller approval.

Dorothy M. Roder Estate, Owner

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

Attorney: Kevin Murray • Kevin L. Murray PC • Sac City, IA

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.