

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, November 11, 2022 at 10:00 AM

72.03 Acres
Buena Vista County, IA



Sale Location: AgState Meeting Room, 30 E Main Street, Albert City, IA.

Property Location: 1 mile north of Albert City, Iowa on N14 and 1 mile west 490th Street.

Legal Description: The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Four (4), Township Ninety-two (92) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa excluding Lot E, a 9.24 acre acreage. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 87.8

Surety/AgriData Avg. CSR1: 77.8

Soils: Clarion, Webster, Nicollet & Canisteo

Real Estate Taxes: \$1,600 est.

FSA Information

Cropland Acres: 66.69 acres (est.)

Corn Base: 44.58 acres Corn PLC Yield: 133

Soybean Base: 22.11 acres Soybean PLC Yield: 37



Auctioneer's Note: Attention land buyers, don't miss your opportunity to purchase a high quality tract of Buena Vista County farmland at public auction. The Anderson farm has excellent soils with an 87.8 CSR2 rating. The farm is leased for the 2023 crop season; please give Ben Hollesen a call to discuss the lease details. The farm will be sold by the surveyed acres. We look forward to seeing you in Albert City on November 11th.

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

Terms: 10% earnest money due day of sale. Balance due at closing on or before January 6, 2023. Real estate taxes to be prorated to December 31, 2022. All final bids are subject to seller approval.

Claire Anderson, Owner

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

Attorney: Neven Conrad • Conrad & Lemmenes Attorneys At Law • Laurens, 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.