

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, January 13, 2022 at 10:00 AM

**77.38 Surveyed Acres**  
**Clay County, IA**



**Sale Location:** Royal Community Center, 307 Main Street, Royal, Iowa

**Property Location:** 2 miles west of Royal, IA on B40.

**Legal Description:** The North Half of the Northeast Quarter (N $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section Nine (9), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa excluding the 1 acre surveyed acreage in the Northeast Corner and the 3.08 acre acreage on the east border.

**Surety/AgriData Avg. CSR2:** 91.1

**Surety/AgriData Avg. CSRI:** 77.8

**Primary Soils:** McCreath, Afton, Sac & Gillett Grove

**Annual Real Estate Taxes:** \$2,092

**FSA Information:**

Estimated Cropland Acres: 73.85 acres

Corn Base: 36.75 acres      Corn PLC Yield: 187 bu.

Soybean Base: 36.75 acres      Soybean PLC Yield: 53 bu.



**Auctioneer's Note:** This is a great opportunity to purchase very high yield potential farmland. The Lohmeier farm offers excellent soil types with a CSR2 of 91.1. This gently sloping farm has excellent access to large county tile running right through the farm.

**For more information contact Shane Brant at 712-301-4664  
or Jerod Olson at 712-240-2800**

**Terms:** 10% earnest money due day of sale. Balance due at closing on or before February 17, 2022. Real estate taxes to be prorated to December 31, 2021. Open lease for 2022 crop season. All final bids are subject to seller approval.

**Judith Lohmeier Estate, Owner**

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

**Attorney:** Laurel Boerner • Boerner & Goldsmith Law Firm • Ida Grove, 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.