

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, March 27, 2024 at 10:00 AM

78 Acres m/l
Boone County, IA

Available
for 2024!

Sale Location: Madrid Community Room, 303 S Water Street, Madrid, Iowa

Property Location: 1 mile east of Madrid, Iowa on Highway 210, 1 mile north on T Avenue
and ½ mile east on 320th Street.

Legal Description: The West Half of the Northeast Quarter (W½ NE¼) of Section Twenty-nine (29), Township Eighty-two (82) North, Range Twenty-five (25) West of the 5th P.M., excepting the acreage.

Surety/AgriData Avg. CSR2: 83.9

Surety/AgriData Avg. CSRI: 80.3

Primary Soils: Clarion, Nicollet, Coland, Spillville, Canisteo

Annual Real Estate Taxes: \$2,672

FSA Information

Cropland Acres: 70.50 acres

Corn Base: 42.30 Acres PLC Yield: 157

Soybean Base: 28.20 Acres PLC Yield: 44



Auctioneer's Note: Attention Boone County Land Buyers, here is an excellent opportunity to purchase hard to find farmland at public auction. The farm has reputation soils and is located near several local grain marketing opportunities. The farm has no lease in place for the 2024 crop season. The farm is waiting for new ownership.

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

Terms: 10% down day of sale. Balance due at closing on or before May 1, 2024. Farm has an open lease for the 2024 crop year. Real estate taxes prorated to December 31, 2023. All final bids are subject to seller approval.

Alsin Family Trust, Owner

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

Midwest Land Management and Real Estate, Inc.

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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.