

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, August 12, 2021 at 10:00 AM

80 Acres m/l
Clay County, IA



Sale Location: American Legion, 200 Main Street, Sioux Rapids, Iowa

Property Location: 1½ miles southeast of Cornell, Iowa on 490th Street.

Legal Description: The East Half of the Northeast Quarter (E½ NE¼) of Section Twenty-nine (29), Township Ninety-four (94) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 95.6

Surety/AgriData Avg. CSRI: 80.1

Primary Soils: McCreath, Gillett Grove, Everly-Moneta & Everly

Annual Real Estate Taxes: \$2,328

FSA Information:

Cropland Acres: 71.76 acres

Corn Base: 35.9 acres Corn PLC Yield: 154 bu.

Soybean Base: 35.8 acres Soybean PLC Yield: 48 bu.



Auctioneer's Note: Attention Land Buyers, here is an amazing opportunity to purchase a very highly productive Clay County, Iowa farm. The Lessmeier farm has some of the best soils in the state of Iowa and boasts a 95.6 CSR2 rating. Farms like this rarely come up for sale, and this auction is certainly one you won't want to miss. The farm also contains 9.89 acres of beautiful hardwood timber in the SE corner. We look forward to seeing you at the auction on August 12th, 2021.

For more information call Ben Hollesen at 712-253-5779.

Terms: 10% earnest money due day of sale. Balance due at closing on or before September 29, 2021. Buyer shall take possession on November 1, 2021. Sellers to retain the 2021 cash rent. Real estate taxes to be prorated to December 31, 2021. All final bids are subject to seller approval.

**Jeffrey Lessmeier, Michael Lessmeier, Gregory Lessmeier,
Timothy Lessmeier & Russell Lessmeier, Owners**

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

Midwest Land Management and Real Estate, Inc.

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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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