

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, January 6, 2023 at 10:00 AM

80 Acres m/l
Clay County, IA



Sale Location: Royal Community Center, 302 Main Street, Royal, Iowa

Property Location: 2½ miles south of Royal, IA on 150th Avenue & 3½ miles west on 430th Street.

Legal Description: The East Half of the Southwest Quarter (E½ SW¼) of Section Twenty (20), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 97

Surety/AgriData Avg. CSRI: 81.4

Soils: McCreath, Gillett Grove, Sac

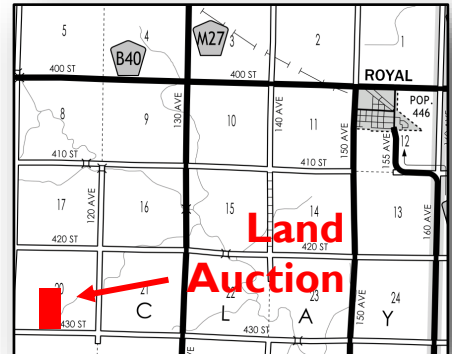
Real Estate Taxes: \$2,338

FSA Information

Cropland Acres: 79.15 acres

Corn Base: 45.8 ac. PLC Yield: 179

Soybean Base: 33.3 ac. PLC Yield: 49



Auctioneer's Note: What a great opportunity to own some of the highest quality soils in the State of Iowa. The Nelson farm offers a rare inside tract of land with 79.15 tillable acres. With a CRS2 of 97, this farm offers a very high state of productivity. Farms of this size, shape and caliber rarely come up at public auction, so don't miss your chance to bid on this high quality tract of farmland.

For more information contact Shane Brant 712-301-4664.

Terms: 10% earnest money down day of sale. Balance due at closing on or before February 10, 2023. Farm to have an open lease for 2023 crop year. Buyer to reimburse the tenant for fall tillage. Seller to retain all 2022 farm income. Real estate taxes prorated to December 31, 2022. All final bids subject to seller approval.

Denver H. Nelson & Judith D. Nelson Family Rev. Trust, Owner

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

Attorney: Jill Davis • Montgomery, Barry, Bovee & Davis, LLP • Spencer, IA

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MIDWEST LAND
MANAGEMENT

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