

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, April 4, 2023 at 10:00 AM

80 Acres m/l
Buena Vista County, IA



Sale Location: American Legion • 200 Main Street • Sioux Rapids, IA
Property Location: 2 miles south of Sioux Rapids, IA on Hwy. 71, 3 miles east on Hwy 10,
1 mile south on M50 and ¼ mile east on 470th Street.

Legal Description: The East Half of the Southwest Quarter (E½ SW¼) of Section Twenty-seven (27), Township Ninety-three (93) North, Range Thirty-six (36) West of the 5th P.M., Buena Vista County, Iowa.

Surety/AgriData Avg. CSR2: 82

Surety/AgriData Avg. CSR1: 68.8

Primary Soils: Clarion, Canisteo, Nicollet & Okoboji

Real Estate Taxes: \$2,250

FSA information is combined with adjoining tract:

Cropland Acres: 151.26 acres

Corn Base: 75.8 ac. PLC Yield: 160

Soybean Base: 69.46 acres PLC Yield: 43

Oats Base: 2.84 acres PLC Yield: 69



Auctioneer's Note: Land buyers, here is an excellent opportunity to purchase a hard to find highly tillable productive tract of farmland in Buena Vista County. The farm has been in the Caskey family for generations and will prove to be a great generational investment for the new owners. The farm has been leased for the 2023 crop season with a long term tenant. We look forward to seeing you at the auction.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before May 5, 2023. Farm to be sold with lease in place for 2023 crop year. Buyer to receive 100% of the 2023 cash rent payments. Real estate taxes to be prorated to December 31, 2022. All final bids subject to seller approval.

Darleen K. Caskey Trust, Owner

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

Attorney: Daniel Fretheim • Anderson, Wilmarth, Van Der Maaten, Belay, Fretheim, Gipp, Evelsizer
Olson, Noble, Lynch & Zahasky • Decorah, IA

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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.