

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, July 10, 2024 at 10:00 AM

**80 Acres m/l
Mitchell County, IA**



Sale Location: Riceville Community Center, 119 W. Main Street, Riceville, IA

Farm Location: 2½ miles north of Riceville, IA on T68, 3 miles west on 440th St. & 1/2 mile north on Valley Ave.

Legal Description: The East Half of the Northeast Quarter (E½ NE¼) of Section Nine (9), Township Ninety-nine (99) North, Range Fifteen (15) West of the 5th P.M., Mitchell County, IA.

Surety/AgriData Avg. CSR2: 74.7

Surety/AgriData Avg. CSRI: 74

Primary Soils: Clyde-Floyd, Oran, Racine, Burkhardt & Schley

Annual Real Estate Taxes: \$2,056

FSA Information

Cropland Acres: 75.55 acres

Corn Base: 56.47 acres

Corn PLC Yield: 151

Soybean Base: 18.83 acres

Soybean PLC Yield: 46



**For more information call Ben Hollesen • 712-253-5779,
Randy Pryor • 712-644-7610 or Keith Brockmeyer • 712-330-5155**

Auctioneer's Note: Land buyers here is an excellent opportunity to purchase a hard-to-find Mitchell County farm at public auction. The Koos farm is a productive tract of land and has been in the family for several years. The farm is highly tillable and would make an excellent addition to any farming operation. We look forward to seeing you at the auction.

Terms: 10% down day of sale. Balance due at closing on or before November 1, 2024. Real estate taxes prorated to December 31, 2024. Farm to be sold with an open lease for 2025. Seller to retain the 2024 farm income. All final bids subject to seller approval.

Betty J. Koos, Owner

Auctioneers: Ben Hollesen 712-253-5779 • Clinton Jones 712-363-3522 • Randy Pryor 712-644-7610

Attorney: Jake Thompson • Thompson Law Firm • Rockwell City, IA



428 Walker St, Woodbine, IA

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MIDWEST LAND
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1700 Lincoln Ave, Spirit Lake, IA

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.