

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 13, 2018 at 10:00 A.M.

Open
Lease for
2019!

119.3 Surveyed Acres

Nevada Township, Palo Alto County, Iowa



Sale Location: The Shores at Five Island,
14 North Lawler Street, Emmetsburg, IA

Property Location: 1½ miles west of Cylinder, IA on 390th
St, 2 miles south on 510th Ave & ½ mile west on 410th St.

Legal Description: The East Half of the Southwest Quarter (E½ SW¼) and the Southeast Quarter of the Northwest Quarter (SE¼ NW¼), Section Eleven (11), Township Ninety-five (95) North, Range Thirty-two (32) West of the 5th P.M, Palo Alto County, Iowa.



Surety/AgriData Avg. CSR2: 82.6

Surety/AgriData Avg. CSRI: 74.8

Primary Soils: Canisteo, Nicollet, Clarion, Wacousta
and Webster

Real Estate Taxes: \$3,582

FSA Information (combined with adjoining land):

Cropland Acres: 235.53 ac.

Corn Base: 117.75 ac. PLC Yield: 163 bu.

Soybean Base: 117.75 ac. PLC Yield: 41 bu.

Auctioneer's Note: Attention land buyers, don't miss your chance to purchase a hard-to-find, highly tillable Palo Alto County farm. The Cusack farm has reputation soils and is in the heart of production agriculture in the Emmetsburg area. The farm would make an excellent long-term addition to your farming operation and will provide a solid return on your investment. We look forward to seeing you at the auction.

For More Information Call Ben Hollesen 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 14, 2018. Real estate taxes to be prorated to December 31, 2018. Seller to retain 100% of the 2018 crop income. 2018 tenant to retain use of the grain bins until February 28, 2019. All final bids are subject to approval of seller.

Shirley S. Cusack, Owner

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

Attorney: Lisa Steffen • Montgomery, Barry, Bovee, Steffen & Davis • Spencer, Iowa

Midwest Land Management and Real Estate, Inc.

2506 11th Ave. SW, Spencer, IA 51301

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Shane Brant • 712-301-4664

www.midwestlandmanagement.com

& 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.