

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 15, 2016 at 10:00 A.M.

137 ACRES - 2 Tracts

Lincoln Township, O'Brien County, Iowa

Sale Location: Hartley Community Center, 820 2nd Street NE, Hartley, IA

Method of Sale: Successful bidder will have choice of Tract 1, Tract 2 or both Tracts.

Property Location: 3 miles east of Sanborn, IA on Highway 18 & 1½ miles north on Starling Ave.

Tract 1 - 60 ACRES More or Less Lincoln Township, O'Brien County, IA

Tract 1 Legal Description: The West Half of the Northwest Quarter (W½ NW¼) of Section Twenty-one (21), Township Ninety-Seven (97) North, Range Forty (40) West of the 5th P.M., O'Brien County, Iowa except Parcel B.



Surety/AgriData Avg. CSR2: 97.7
Surety/AgriData Avg. CSRI: 77.2
Real Estate Taxes: \$1,842

Tract 2 - 77 ACRES

More or Less

Lincoln Township, O'Brien County, IA

Tract 2 Legal Description: The East Half of the Northwest Quarter (E½ NW¼) of Section Twenty-one (21), Township Ninety-Seven (97) North, Range Forty (40) West of the 5th P.M., O'Brien County, Iowa except Parcel C.

Surety/AgriData Avg. CSR2: 94.4
Surety/AgriData Avg. CSRI: 74.6
Real Estate Taxes: \$2,338

See Reverse Side for Soil Maps

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue, Spencer, IA 51301

Ben Hollesen • 712-253-5779

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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.

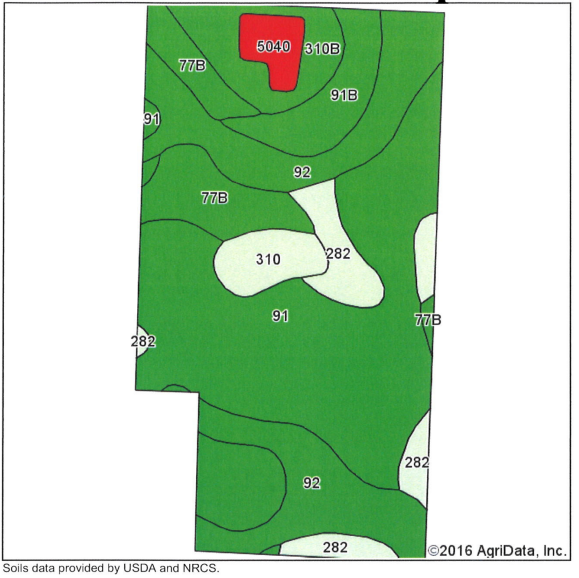
Tract 1 Soil Map



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres
91	Primghar silty clay loam, 0 to 2 percent slopes	29.43
92	Marcus silty clay loam, 0 to 2 percent slopes	15.07
282	Ransom silty clay loam, 1 to 3 percent slopes	13.66
77B	Sac silty clay loam, 2 to 5 percent slopes	1.85

Tract 2 Soil Map



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres
91	Primghar silty clay loam, 0 to 2 percent slopes	32.82
92	Marcus silty clay loam, 0 to 2 percent slopes	16.96
77B	Sac silty clay loam, 2 to 5 percent slopes	7.28
282	Ransom silty clay loam, 1 to 3 percent slopes	5.84
310B	Galva silty clay loam, 2 to 5 percent slopes	4.89
91B	Primghar silty clay loam, 2 to 4 percent slopes	4.53
310	Galva silty clay loam, 0 to 2 percent slopes	2.83
5040	Udorthents, loamy	1.91



Combined FSA Information for Tract 1 & 2:

Tillable Acres: 133.88 ac.
Corn Base: 131.48 ac. PLC Yield: 171 bu.
Oats Base: 1.7 ac. PLC Yield: 71 bu.

Auctioneer's Note: Land buyers, here is a great opportunity to purchase a high-quality all-tillable farm in the Hartley, Sanborn & Melvin area. The Wehler farm is located in a very prosperous area in Northwest Iowa and will prove to be a great farmland investment long into the future. Tracts 1 & 2 will be offered as choice. Don't miss your opportunity to purchase one or both tracts of high-quality Iowa farmland.

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 15, 2016. Real estate taxes to be prorated to December 31, 2016. Farm will be surveyed prior to the auction and will be sold on the surveyed acres of Tract 1 and Tract 2. All final bids are subject to court approval.

Robert D. Wehler, William J. Wehler & Barry B. Wehler, Owners

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

Attorneys: Montgomery, Barry, Bovee, Steffen & Davis, LLP • Spencer, Iowa

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