

Midwest Land Management

LAND AUCTION

Thursday, September 1, 2022 at 10:00 A.M.

153.71 Acres - Selling in 2 Tracts Jackson County, MN



Sale Location: Lake Park Community Center, 903 S. Market Street, Lake Park, Iowa

Method of Sale: Successful bidder will have choice of tracts.

Property Location: 1 mile west of Sioux Valley, MN on Highway 4 and ½ mile north on 375th Avenue.

Tract 1 - 80.39 Acres • Sioux Valley Township

Legal Description: The North Half of the Northwest Quarter (N½ NW¼) of Section Eighteen (18), Township One Hundred One (101) North, Range Thirty-seven (37) West of the 5th P.M., Jackson, MN. Exact legal to be taken from survey.

Avg. Productivity Index: 93.3

Soils: Clarion, Nicollet, Waldorf, Lura & Delft

Real Estate Taxes: \$3,400 est.

FSA information for

Tracts 1 & 2 Combined

Cropland Acres: 149.08

Corn Base: 74.4 ac. PLC Yield: 138

Soybean Base: 74.4 ac. PLC Yield: 40

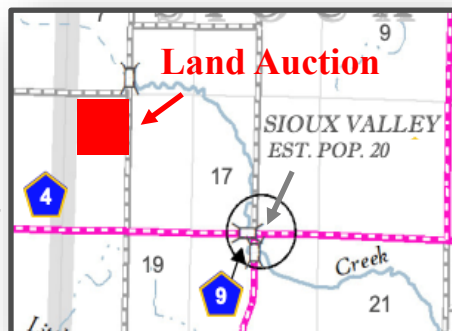
Tract 2 - 73.32 Acres • Sioux Valley Township

Legal Description: The South Half of the Northwest Quarter (S½ NW¼) of Section Eighteen (18), Township One Hundred One (101) North, Range Thirty-seven (37) West of the 5th P.M., Jackson, MN except acreage. Exact legal to be taken from survey.

Avg. Productivity Index 92.2

Soils: Clarion, Nicollet, Waldorf, Lura, Canisteo, Crippin, Delft

Real Estate Taxes: \$3,104 est.



Auctioneer's Note: Attention land buyers, don't miss your chance to purchase two tracts of productive farmland in Jackson County, MN. The Bonnie J. Voss Trust farm is highly tillable with excellent soils and productivity index ratings. The farm has been well cared for and is in a good state of productivity. Bidding will be available in person or online on the day of the sale. We look forward to seeing you in Lake Park on September 1, 2022.

For more information call Ben Hollesen • 712-253-5779.

Terms: Farm to be surveyed prior to sale and sold based on surveyed acres. 10% earnest money down day of sale. Balance due at closing on or before November 3, 2022. Seller to retain 100% of 2022 farm income. Sellers to pay 2022 taxes and survey expense. All final bids subject to seller approval. MN License 32-22-002.

Bonnie J. Voss Trust, Owner

Auctioneer: Ben Hollesen 712-253-5779

Attorney: Hans K. Carlson • Costello, Carlson & Butzon, LLP • Jackson, MN

Midwest Land Management and Real Estate, Inc.

Ben Hollesen • 712-253-5779

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.