

Midwest Land Management and Clinton Jones

# LAND AUCTION

Friday, November 4, 2016 at 10:00 A.M.

## 160 ACRES - 2 Tracts, Clay County, IA



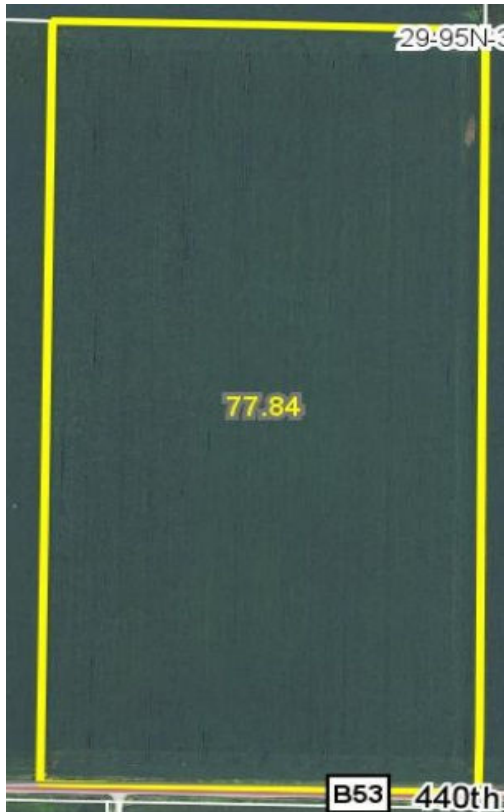
**Sale Location:** Greenville Community Center, Greenville, Iowa

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

### Tract 1 - 80 ACRES More or Less Gillett Grove Twp, Clay County, IA

**Tract 1 Location:** ¾ mile east of Greenville, Iowa on B53.

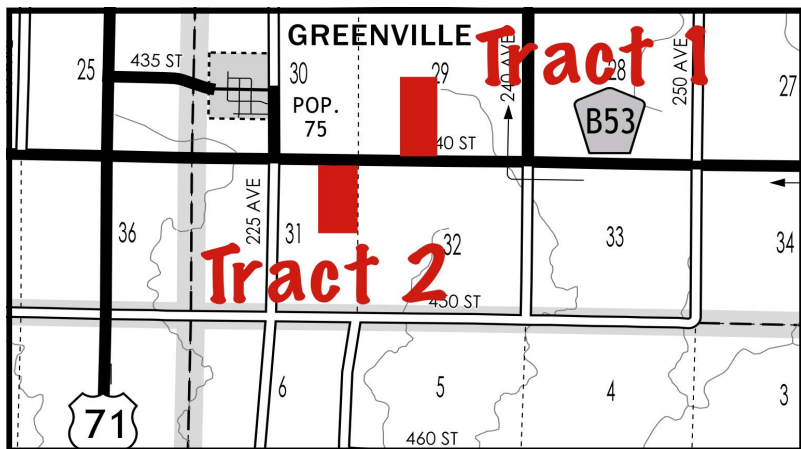
**Tract 1 Legal Description:** The East Half of the Southwest Quarter (E½ SW¼) of Section Twenty-nine (29), Township Ninety-five (95) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA.



**Surety/AgriData Avg. CSR2:** 96.0  
**Surety/AgriData Avg. CSRI:** 80.4  
**Soils:** Gillett Grove and McCreath  
**Real Estate Taxes:** \$2,044



**FSA Information for Tract 1:**  
Tillable Acres: 77.84 ac.  
Corn Base: 38.80 ac.      PLC Yield: 160 bu.  
Soybean Base: 38.80 ac.    PLC Yield: 50 bu.



**See Reverse Side for Information on Tract 2**

**Midwest Land Management and Real Estate, Inc.**

521 South Grand Avenue, Spencer, IA 51301

**Ben Hollesen** • 712-253-5779

**Travis Johnson** • 712-330-5345

**Mark Nothwehr** • 712-260-2110

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

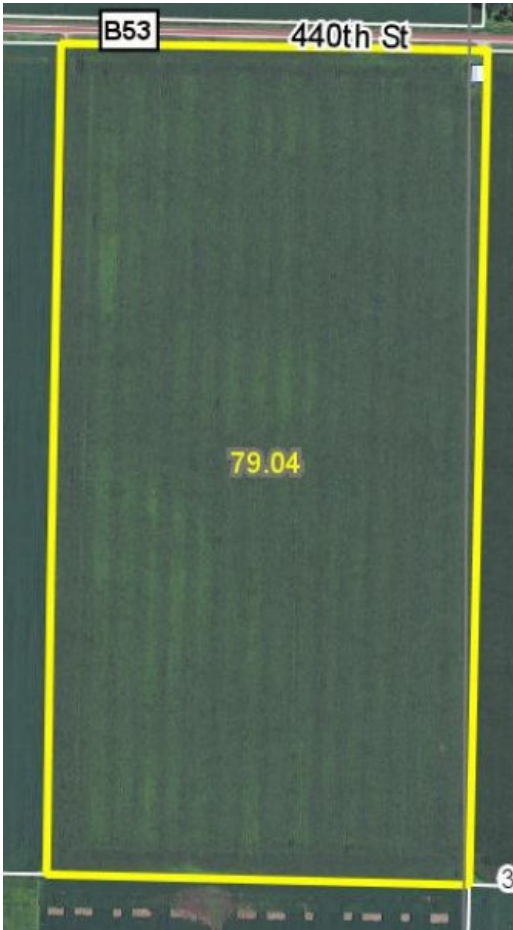
**MIDWEST LAND**  
MANAGEMENT & REAL ESTATE, INC

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 2 - 80 ACRES More or Less Gillett Grove Twp, Clay County, IA

**Tract 2 Location:** ¼ mile east of Greenville, Iowa on B53.

**Tract 2 Legal Description:** The East Half of the Northeast Quarter (E½ NE¼) of Section Thirty-one (31), Township Ninety-five (95) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.



**Surety/AgriData Avg. CSR2:** 96.0  
**Surety/AgriData Avg. CSRI:** 80.7  
**Soils:** McCreath, Gillett Grove and Ransom  
**Real Estate Taxes:** \$2,084

#### FSA Information for Tract 2:

Tillable Acres: 79.04 ac.  
Corn Base: 39.10 ac.      PLC Yield: 160 bu.  
Soybean Base: 39.10 ac.      PLC Yield: 50 bu.



**36' X 48' Steel Utility Building**

**Auctioneer's Note:** Attention land buyers, here is an excellent opportunity to purchase two excellent tracts of Clay County farmland. High quality farms like these don't sell very often. Both these farms are located on a hard surfaced road within 1 mile of Greenville, Iowa. 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 8, 2016. Real estate taxes to be prorated to January 1, 2017. Seller to retain 2016 cash rent. All final bids are subject to approval of seller.

**Virginia Olson, Mark Mills, Larry Mills & Jerry Mills, Owners**

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

**Attorney:** Christopher Bjornstad • Cornwall, Avery, Bjornstad and Scott • Spencer, Iowa

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