

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, March 31, 2016 at 10:00 A.M.

160 Acres - 2 Tracts

Baker Township, Osceola County, IA

Sale Location: American Legion Community Center, 225 Main Street, Melvin, Iowa

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

Property Location: 4 miles east of Melvin, Iowa on A48 and 1/2 mile south on L58.

More or Less

Tract 1 - 80 Acres Baker Township, Osceola County, IA

Tract 1 Legal Description: The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-six (26), Township Ninety-eight (98) North, Range Forty (40), West of the 5th P.M., Osceola County, Iowa.

Quality
Soils

Surety/AgriData Avg. CSR2: 88.2

Surety/AgriData Avg. CSRI: 73.5

Primary Soils: Marcus (92), Allendorf (309), Primghar (91), Sac (77)

Taxable Acres: 78.79 ac.

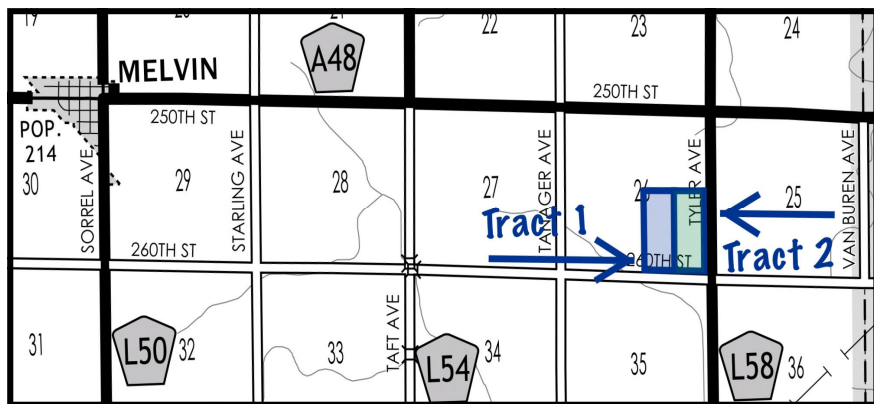
Real Estate Taxes: \$2,272

FSA Information:

Tillable Acres: 78.74 ac.

Corn Base: 39.15 ac. PLC Yield: 186 bu.

Soybean Base: 38.14 ac. PLC Yield: 52 bu.



Lois Roghair Estate, Owner

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

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 • 712-262-3110

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". 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.

Land Auction

Thursday, March 31, 2016 at 10:00 A.M.

Sale Location: American Legion Community Center, 225 Main Street, Melvin, Iowa

More or Less

Tract 2 - 80 Acres Baker Township, Osceola County, IA

Tract 2 Legal Description: The East Half of the Southeast Quarter (E½ SE¼) of Section Twenty-six (26), Township Ninety-eight (98) North, Range Forty (40), West of the 5th P.M., Osceola County, Iowa.



Surety/AgriData Avg. CSR2: 94.7
Surety/AgriData Avg. CSRI: 80.6
Primary Soils: Marcus (92), Primghar (91) and Allendorf (309)
Taxable Acres: 75.76 ac.
Real Estate Taxes: \$2216

FSA Information:

Tillable Acres: 74.28 ac.
Corn Base: 36.93ac. **PLC Yield:** 186 bu.
Soybean Base: 35.98 ac. **PLC Yield:** 52 bu.



First Presbyterian Church, Spirit Lake, IA, Owner

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

Auctioneer's Note: Farmers & Investors, here is a great opportunity to purchase two high quality 80 acre tracts of Osceola county farmland at public auction. These Melvin area farms are bordered by county black-top L58 on the east and gravel road 260th St. on the south. Tract 1 is an unimproved, bare 80 acres with highly productive soils. Tract 1 also contains two county tile lines, which provide drainage for the farm. Tract 2 contains an improved acreage in the southeast portion of the farm, which includes a two-story farmhouse, 36' X 68' Morton Building, (1) 24 x 17 grain bin and (3) government bins. Don't miss your opportunity to purchase these great producing Melvin area farms at public auction. For more information contact Ben Hollesen.

Terms: 10% earnest money down day of sale. Balance due at closing on or before June 30, 2016. Buyer for Tract 2 will be responsible to bring the septic system to current Iowa code. Real estate taxes to be prorated to July 1, 2016. Buyer to receive the second half of the 2016 cash rent. Line survey has been completed establishing the boundary between Tracts 1 and 2. All final bids are subject to approval of seller.

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