

Midwest Land Management and Clinton Jones

LAND

# AUCTION

Friday, November 15, 2019 at 10:00 A.M.

## 222.12 Surveyed Acres - 3 Tracts Clay County, IA



**Sale Location:** Spencer Golf & Country Club, 2200 W. 18th St., Spencer, IA

### Tract 1 • 77.25 Surveyed Acres • Sioux Township, Clay County, IA

**Legal Description:** The South Half of the Northwest Quarter (S $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Two (2), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.



**Surety/AgriData Avg. CSR2:** 86.7

**Surety/AgriData Avg. CSRI:** 75

**Primary Soils:** Clarion, Webster, Nicollet  
& Omsrud-Storden

**Est. Annual Real Estate Taxes:** \$2,600

### Tract 2 • 77.57 Surveyed Acres • Sioux Township, Clay County, IA

**Legal Description:** The North Half of the Southwest Quarter (N $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Two (2), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.

**Surety/AgriData Avg. CSR2:** 86.3

**Surety/AgriData Avg. CSRI:** 74.6

**Primary Soils:** Webster, Clarion, Nicollet  
& Omsrud-Storden

**Est. Annual Real Estate Taxes:** \$2,586



**Online bidding available at [www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)!**

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

2506 11th Avenue SW, Spencer, IA 51301

**Ben Hollesen** • 712-253-5779

**Travis Johnson** • 712-330-5345

**Shane Brant** • 712-301-4664

**Zach Anderson** • 712-298-1606

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



Friday, November 15, 2019 at 10:00 A.M.

## Tract 3 • 67.3 Surveyed Acres • Sioux Township, Clay County, IA

**Legal Description:** The South Half of the Southwest Quarter (S½ SW¼) of Section Two (2), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa excluding 10.294 acre acreage in the Southwest corner.



**Surety/AgriData Avg. CSR2:** 79.9

**Surety/AgriData Avg. CSRI:** 67.6

**Primary Soils:** Waldorf, Clarion, Fostoria,  
Ocheyedan, Webster & Nicollet

**Est. Annual Real Estate Taxes:** \$1,998

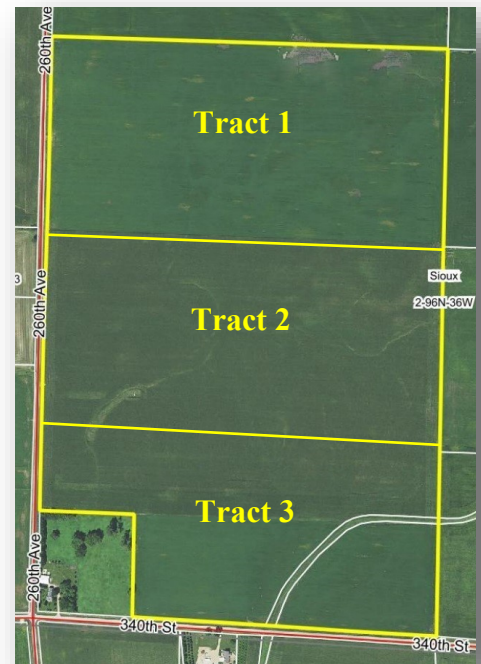
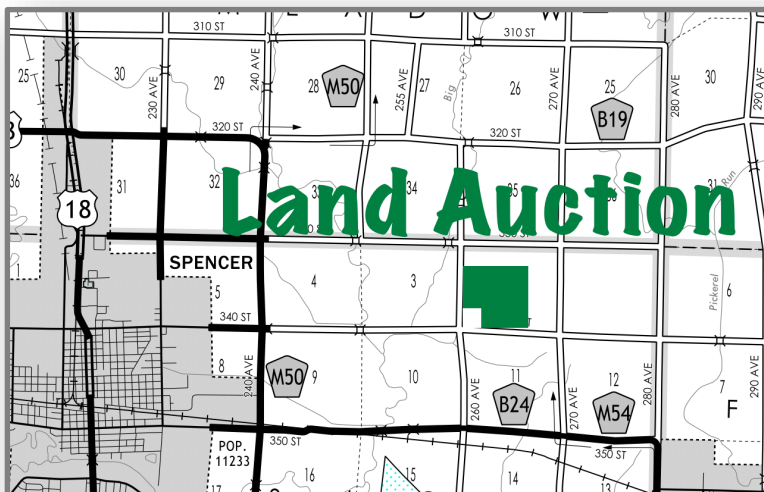
**FSA Information For All Tracts Combined:**

Cropland Acres: 216.92 ac.

Corn Base: 115.1 ac.      PLC Yield: 156 bu.

Soybean Base: 98 ac.      PLC Yield: 44 bu.

**Auctioneer's Note:** Attention Land Buyers, here is an excellent opportunity to purchase hard-to-find, highly tillable tracts of farmland in Clay County. The farms have been in the Faber family for a number of years and have been very well farmed and managed. The successful bidder will have choice of all three tracts. Make plans to attend this land auction!



**For more information call Shane Brant at 712-301-4664  
or Ben Hollesen 712-253-5779.**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before January 8, 2020. Farm has an open lease for 2020 crop year. Real estate taxes to be prorated to December 31, 2019. All final bids are subject to seller approval.

### ***Faber Brothers, Owners***

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

**Attorney:** Erin McCullough • 326 Fourth Street • Lake View, IA

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

2506 11th Avenue SW, Spencer, IA 51301

**Ben Hollesen** • 712-253-5779

**Travis Johnson** • 712-330-5345

**Shane Brant** • 712-301-4664

**Zach Anderson** • 712-298-1606

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