

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, March 14, 2017 at 10:00 A.M.

240 ACRES - 2 Tracts
Palo Alto County, Iowa



Sale Location: The Shores at 5 Island, 14 N. Lawler St., Emmetsburg, IA

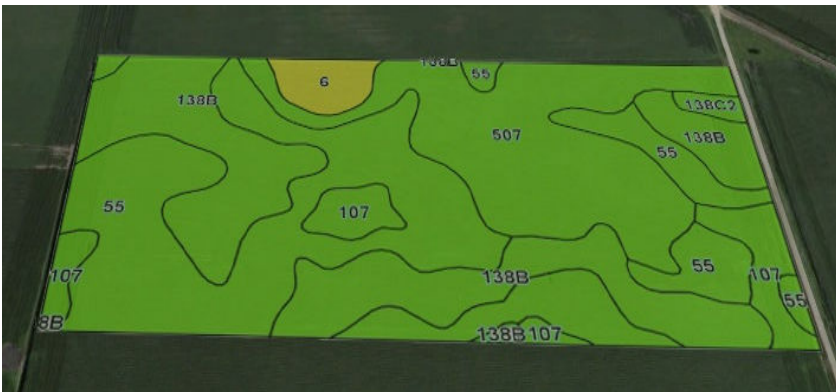
Method of Sale: Successful bidder will have choice of Tract 1, Tract 2 or both tracts.

More or Less

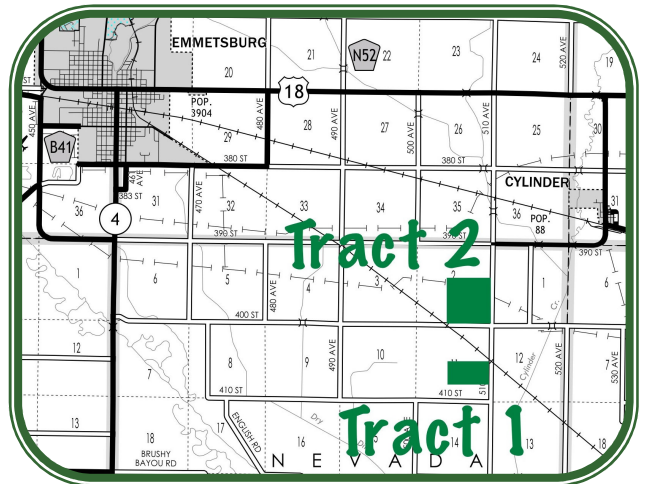
Tract 1 - 80 Acres Nevada Township, Palo Alto County, IA

Tract 1 Location: 5 miles east of Emmetsburg, IA on Hwy 18 & 2½ miles south on 510th Avenue.

Tract 1 Legal Description: The North Half of the Southeast Quarter (N½ SE¼) of Section Eleven (11), Township Ninety-five (95) North, Range Thirty-two (32) West of the 5th P.M., Palo Alto, County, Iowa.



Surety/AgriData Avg. CSR2: 86.6
Surety/AgriData Avg. CSR1: 77.9
Soils: Nicollet (55), Clarion (138),
Canisteo (507), Webster (107) & Okoboji (6)
Taxable Acres: 78.76 ac.
Real Estate Taxes: \$2,320



FSA Information:

Tillable Acres: 75.38 ac.
Corn Base: 37.3 ac. PLC Yield : 179 bu.
Soybean Base: 37.2 ac. PLC Yield: 45 bu.

FSA information for Tract 1 is estimated (FSA information is currently combined with another tract.)

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

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.

Land Auction

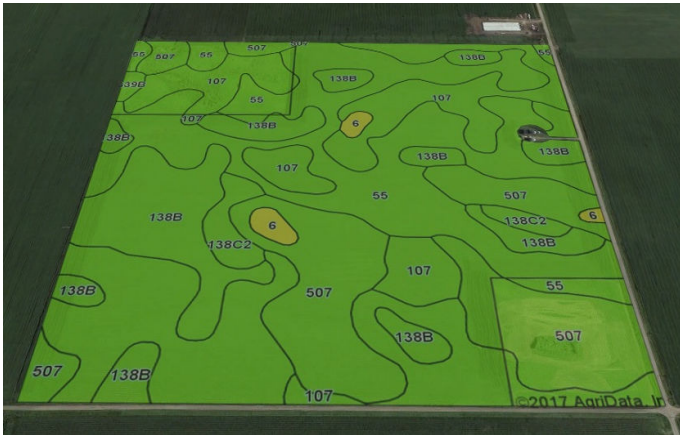
Tuesday, March 14, 2017 at 10:00 A.M.

Sale Location: The Shores at 5 Island, 14 N. Lawler St., Emmetsburg, IA.

Tract 2 - 160 ACRES More or Less **Nevada Township, Palo Alto County, IA**

Tract 2 Location: 5 miles east of Emmetsburg, IA on Hwy 18 & 3½ miles south on 510th Ave.

Tract 2 Legal Description: The Southeast Quarter (SE¼) of Section Two (2), Township Ninety-five (95) North, Range Thirty-two (32) West of the 5th P.M., Palo Alto County, Iowa.



FSA Information:

Tillable Acres: 153.68 ac.

Corn Base: 76.60 ac. PLC Yield : 179 bu.

Soybean Base: 50.10 ac. PLC Yield: 45 bu.

CRP Information:

26.40 acres at \$168.2/acre expiring 9/30/2018

Taxable Acres: 155.53

Surety/AgriData Avg. CSR2: 87.1

Soils: Nicollet (55), Canisteo (507), Webster (107), Clarion (138), Okoboji (6) & Truman (339)

Annual Real Estate Taxes: \$4,650

Surety/AgriData Avg. CSRI: 78.9

Auctioneer's Note: Are you ready to increase your productivity and profitability? Tract 1 is highly tillable and features rich, productive soil types. Tract 2 boasts tillable acres, CRP acres and 20,000 bushels of grain storage with several recent updates. DON'T MISS OUT on these great land expansion opportunities in Palo Alto County, Iowa.

For More Information Call Ben Hollesen 712-253-5779

Terms: 10% earnest money down day of sale. Balance due at closing on or before May 1, 2017. Real estate taxes to be prorated to Dec. 31, 2016. Full possession at closing. Successful buyer(s) to reimburse the previous tenant for the fall tillage and for the propane that is in the propane tank. All final bids are subject to approval of seller.

Heirs of David Marshall Trust, Owners

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

Attorney: Lisa Steffen • Montgomery, Barry, Bovee, Steffen & Davis • Spencer, Iowa

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