

Midwest Land Management and Clinton Jones

LAND

# AUCTION

Thursday, November 12, 2015 at 10:00 A.M.

More or Less

**240 Acres** Cass Township, Clayton County, IA

**3 Tracts - Farmland & Dairy Facility/Acreage**

**Sale Location:** Strawberry Point Civic Center, 410 Commercial Street, Strawberry Point, Iowa

**Method of Sale:** Choice of Tracts

**Property Location:** 34665 Saint Sebald Road. 1½ miles west of Strawberry Point, IA on Highway 3 and 2 miles north on Saint Sebald Road.

More or Less

**Tract 1 - 80 ACRES** Cass Township, Clayton County, IA



**Tract 1 Legal Description:** The East Half of the Southwest Quarter (E½ SW¼) of Section Five (5), Township Ninety-one (91) North, Range Six (6) West of the 5th P.M., Clayton County, Iowa.

**Surety/AgriData Avg. CSR2:** 73.3

**Surety/AgriData Avg. CSRI:** 70.2

**Soils:** Bassett, Winneshiek, Clyde-Floyd, Terril

**Annual Real Estate Taxes:** \$2,008

More or Less

**Tract 2 - 80 ACRES** Cass Township, Clayton County, IA

**Tract 2 Legal Description:** The West Half of the Southeast Quarter (W½ SE¼) of Section Five (5) in Township Ninety-one (91) North, Range Six (6) West of the 5th P.M., Clayton County, IA.

**Surety/AgriData Avg. CSR2:** 76.6

**Surety/AgriData Avg. CSRI:** 74.5

**Soils:** Bassett, Winneshiek, Oran, Clyde-Floyd

**Annual Real Estate Taxes:** \$2,140

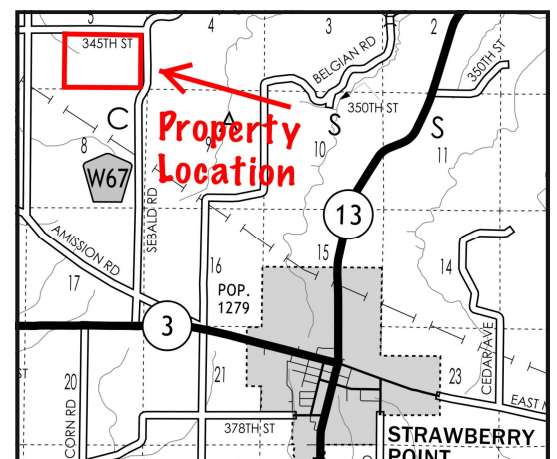
#### Combined FSA Information For All Tracts:

Cropland Acres: 220.65 ac.

Corn Base: 136.67 ac. Corn PLC Yield: 114

Oat Base: 4.63 ac. Oat PLC Yield: 52

The farm is enrolled in ARC County.



**See Reverse Side for Information on Tract 3 (Dairy Facility and Acreage)**

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

521 South Grand Avenue, Spencer, IA 51301

**Mark Nothwehr** • 712-262-3110

**Dalen Heida** • 712-262-3110

**Ben Hollesen** • 712-253-5779

[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". 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 3 - Dairy Facility & Acreage

**80ACRES** More or Less  
**Cass Township, Clayton County, IA**

**Tract 3 Legal Description:** The East Half of the Southeast Quarter (E½ SE¼) of Section Five (5), Township Ninety-One (91) North, Range Six (6) West of the 5th P.M., Clayton County, Iowa.



**Property Features:**

- ♦ 3 bedroom, 2 bath home
- ♦ 80 head dairy facility with 14 free stalls
- ♦ 800 gallon bulk tank
- ♦ 30' x 90' holding area
- ♦ 36' x 60' heifer barn built in 2009
- ♦ Several outbuildings

**Annual Real Estate Taxes:** \$3,010

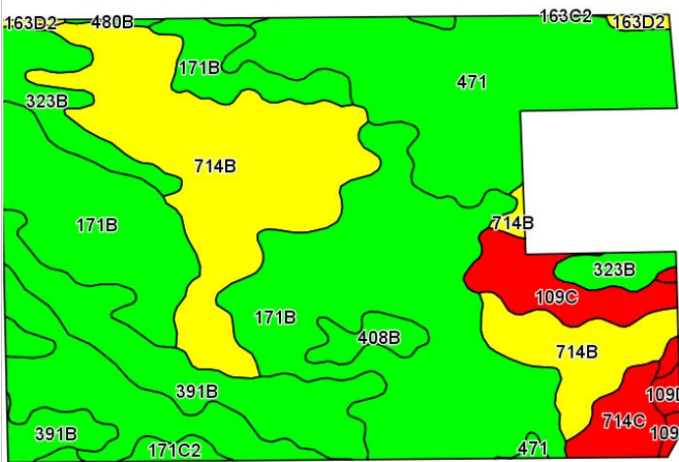
**Surety/AgriData Avg. CSR2:** 61.9

**Surety/AgriData Avg. CSRI:** 59.9

**Soils:** Oran, Winneshiek, Backbone, Basset & Terril



## Soils Map for Tracts 1, 2 & 3



Code	Soil Description	Acres
171B	Bassett loam, 2 to 5 percent slopes	85.77
714B	Winneshiek loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	47.29
471	Oran loam, 0 to 2 percent slopes	36.60
391B	Clyde-Floyd complex, 1 to 4 percent slopes	21.35
323B	Terril loam, sandy substratum, 2 to 5 percent slopes	10.40
109C	Backbone fine sandy loam, 5 to 9 percent slopes	8.57
714C	Winneshiek loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	4.73
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.93
171C2	Bassett loam, 5 to 9 percent slopes, eroded	1.91
109D	Backbone fine sandy loam, 9 to 14 percent slopes	1.08
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	1.04
480B	Orwood silt loam, 2 to 5 percent slopes	0.98

**Auctioneer’s Note:** Land buyers, here is an excellent opportunity to purchase two tracts of highly tillable productive farmland in Clayton County. Dairymen, here is your opportunity to purchase 80 acres and a dairy facility that is looking for some tender loving care and a new look on life. Don’t miss your chance to own one or all three of these tracts.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before December 17, 2015. Real estate taxes to be prorated to January 1, 2016. All three tracts will be surveyed prior to the auction. Tracts will be sold times the surveyed acres. Seller to be responsible to bring the septic system on the house to current Iowa Code. The home is being sold as is with no warranties or guarantees. Seller to retain 100% of the 2015 cash rents. Farm is available for the 2016 crop season. All final bids are subject o approval of seller.

**Kent Kiburz, Owner**

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

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