

Midwest Land Management and Clinton Jones

LAND

AUCTION

Tuesday, November 18, 2014 at 10:00 A.M.

373 ACRES - 3 Tracts
Buena Vista County, Iowa

Sale Location: American Legion Hall, 101 East 2nd Street, Peterson, Iowa

Method of Sale: Each tract will be sold individually

More or Less

Tract 1-112 Acres Barnes Township, Buena Vista County, IA

Tract 1 Property Location: 1½ miles east of Linn Grove, Iowa on CI3 and 2 miles south on M44.

Tract 1 Legal Description: The Northeast Quarter of the Northeast Quarter (NE¼ NE¼) and the West Half of the Northeast Quarter (W½ NE¼), all being in Section Twenty-eight (28), Township Ninety-three (93) North, Range Thirty-seven (37) West of the 5th P.M., Buena Vista County, IA, excluding the building site in the Northeast corner of the Northwest Quarter of the Northeast Quarter to be surveyed and the Cornbelt Power Station.



Surety/AgriData Avg. CSR2: 84.8

Surety/AgriData Avg. CSRI: 73.8

Primary Soils: Clarion, Webster, Nicollet, Collinwood and Waldorf

Annual Real Estate Taxes: \$2476.00 **Taxable Acres:** 105.65

FSA Information:

Tillable Acres 111.5 ac.

Corn Base 55.8 ac. DD/CC Yield 120/138.5 bu. est.

Soybean Base 55.7 ac. DD/CC Yield 35.5/42.5 bu. est.

More or Less

Tract 2- 44 Acres Brooke Township, Buena Vista County, IA

Tract 2 Property Location: 1 1/2 miles west of Linn Grove, Iowa on 430th Street.

Tract 2 Legal Description: Part of the South Half of the Southwest Quarter (S½ SW¼) of Section One (1), Township Ninety-three (93) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa.



Surety/AgriData Avg. CSR2: 94.8

Surety/AgriData Avg. CSRI: 73.8

Primary Soils: Galva and Sac

Annual Real Estate Taxes: \$934 **Taxable Acres:** 40.6

FSA Information:

Tillable Acres 40.8 ac.

Corn Base 22.1 ac. DD/CC Yield 116/116 bu. est.

Soybean Base 14.4 ac. DD/CC Yield 40/40 bu. est.

See Reverse Side For Information on Tract 3

Auctioneers: Clinton Jones and Ben Hollesen

For More Information Call Ben Hollesen 712-253-5779

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

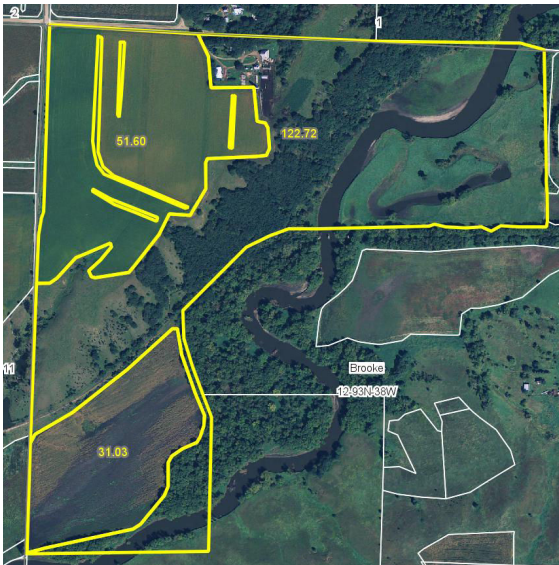
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MIDWEST LAND
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Tract 3 – 217 Acres More or Less Brooke Township, Buena Vista County, IA

Tract 3 Property Location: 2 miles west of Linn Grove, Iowa on 430th Street.

Tract 3 Legal Description: The Northwest Quarter of the Northeast Quarter (NW¹/₄ NE¹/₄) and the North Half of the Northwest Quarter (N¹/₂ NW¹/₄), and the Southwest Quarter of the Northwest Quarter (SW¹/₄ NW¹/₄) and that part of the Southeast Quarter of the Northwest Quarter (SE¹/₄ NW¹/₄) and the Southwest Quarter of the Northeast Quarter (SW¹/₄ NE¹/₄) lying North of the center of the abandoned right-of-way of the Chicago and the Northwestern Railway, and the Northwest Quarter of the Southwest Quarter (NW¹/₄ SW¹/₄), all in Section Twelve (12), Township Ninety-three (93) North, Range Thirty-eight (38) West of the 5th P.M., Buena Vista County, Iowa. Exact legal to be taken from abstract.



Surety/AgriData Avg. CSR2: 89.8 (Tillable Acres)

Surety/AgriData Avg. CSRI: 74.3 (Tillable Acres)

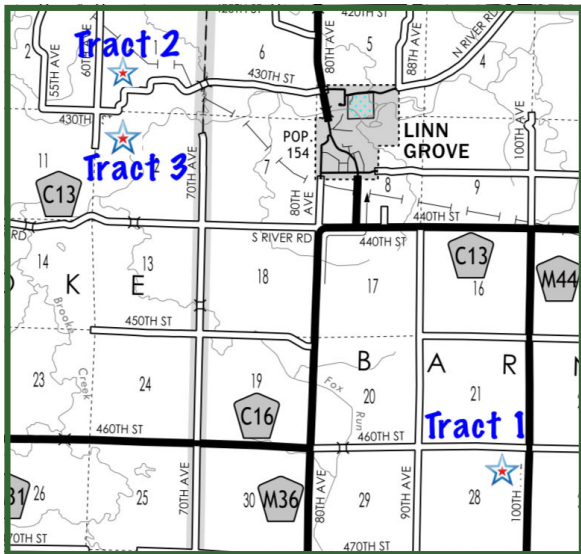
Primary Soils: Galva, Spillville, Colo, Sac and Everly

Annual Real Estate Taxes: \$3192

Taxable Acres: 216.1

FSA Information:

Tillable Acres	84.6 ac.		
Corn Base	45.9 ac.	DD/CC Yield	116/116 bu.
Soybean Base	29.8 ac.	DD/CC Yield	40/40 bu.



Auctioneer's Note: Land buyers, Cattlemen & Investors, here is a great opportunity to purchase 3 tracts of land in Buena Vista County. Tract 1 is an all-tillable highly productive farm with great soils & blacktop location. Tract 2 is a level all-tillable farm with a 73.8 CSR. Tract 3 is a blend of cropland, pasture, timber and improved acreage. This tract would be ideal for the cattlemen or outdoor enthusiast. Make plans to attend this auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 9th, 2015. Real Estate Taxes will be prorated to January 1, 2015. Possession of the tillable land will be granted at closing. Possession of the pasture land and acreage on tract 3 will be granted on May 1, 2015. Buyer to be responsible to bring septic system to current Iowa Code. All final bids are subject to approval of seller.

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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.