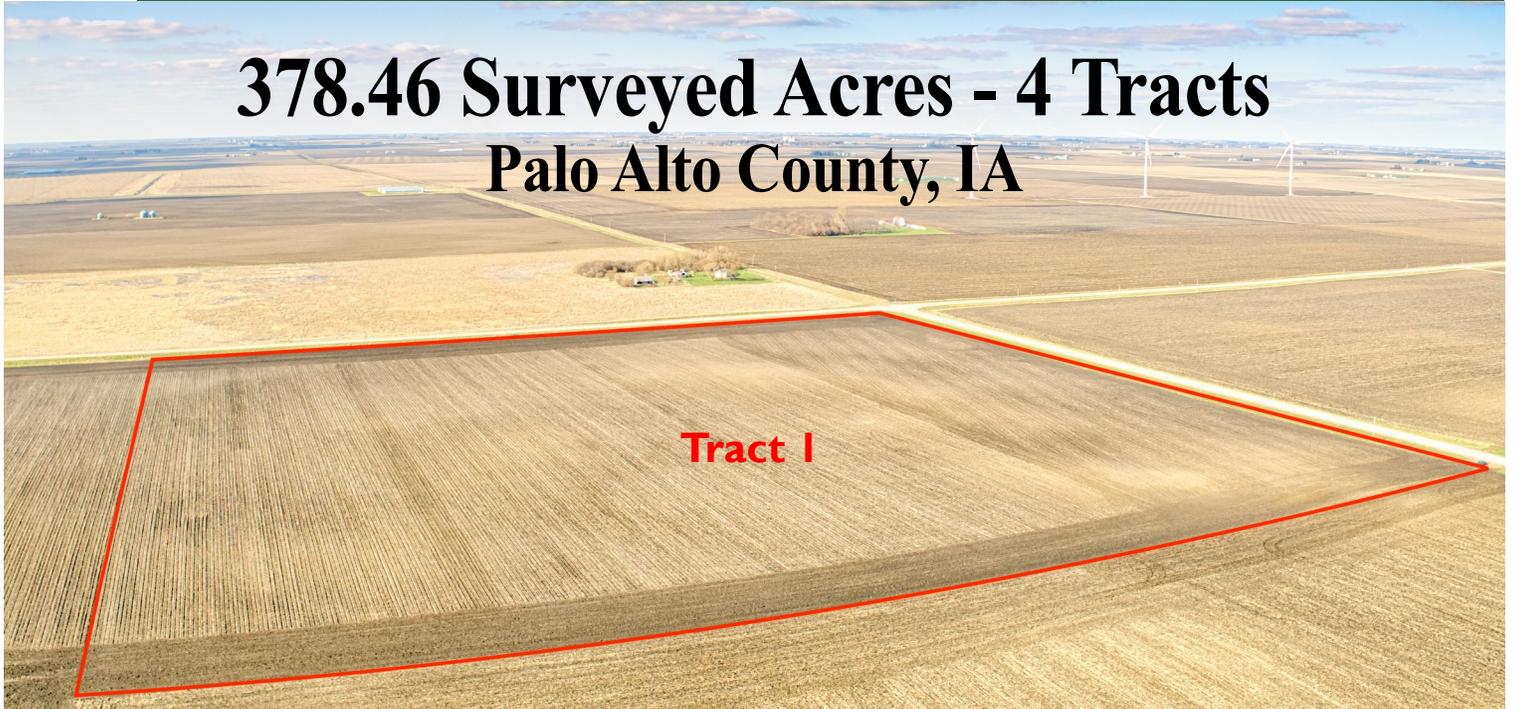


LAND AUCTION

Tuesday, June 7, 2022 at 10:00 A.M.

378.46 Surveyed Acres - 4 Tracts
Palo Alto County, IA



Sale Location: The Shores at Five Island, 14 N. Lawler Street, Emmetsburg, Iowa

Method of Sale: Successful bidder will have choice of tracts.

Property Location: 8 miles north of Emmetsburg, Iowa on N40 & 6 miles east on B14.

Tract 1 - 39.68 Surveyed Acres • Independence Twp.

Legal Description: The Northeast Quarter of the Northeast Quarter (NE¹/₄ NE¹/₄) of Section Seven (7), Township Ninety-seven (97) North, Range Thirty-one (31) West of the 5th P.M., Palo Alto County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 82.1

Surety/AgriData Avg. CSRI: 72.5

Soils: Canisteo, Clarion, Okoboji, Harps & Nicollet

Real Estate Taxes: \$1,052



Tract 2 - 118.72 Surveyed Acres • Independence Twp.



Legal Description: The West Half of the Northeast Quarter (W¹/₂ NE¹/₄) AND the Northwest Quarter of the Southeast Quarter (NW¹/₄ SE¹/₄) of Section Seven (7), Township Ninety-seven (97) North, Range Thirty-one (31) West of the 5th P.M., Palo Alto County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 70.5

Surety/AgriData Avg. CSRI: 64.2

Primary Soils: Harps, Canisteo, Okoboji, Nicollet & Clarion

Real Estate Taxes: \$2,842

See reverse side for information on Tracts 3 and 4.

Terms: 10% earnest money down day of sale. Balance due on or before closing. Buyer to select closing date - July 15, 2022 (Buyer to receive 1/2 cash rent) or December 1, 2022 (Seller retains all rent). Real estate taxes to be prorated to July 1, 2022 or December 31, 2022. Sale subject to seller approval.

Midwest Land Management and Real Estate, Inc.

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606

Jerod Olson ~ 712-240-2800 • Chris Clark ~ 712-369-1531

www.midwestlandmanagement.com

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Land Auction

Tuesday, June 7, 2022 at 10:00 A.M.



Tract 3

Tract 3 - 130.05 Surveyed Acres • Independence Twp.

Legal Description: Part of the Northwest Quarter (Pt. NW $\frac{1}{4}$) of Section Seven (7), Township Ninety-seven (97) North, Range Thirty-one (31) West of the 5th P.M., Palo Alto County, IA. Exact legal to be taken from survey.

Surety/AgriData Average CSR2: 80.1

Surety/AgriData Average CSR1: 71.9

Primary Soils: Canisteo, Clarion, Nicollet, Okoboji & Harps

Real Estate Taxes: \$2,828 est.



Land Auction

FSA Information for Tracts 1-4 Combined

Cropland Acres: 365.57 ac.

Corn Base: 256.89 ac. Corn PLC Yield: 152

Soybean Base: 106.77 ac. Soybean PLC Yield: 48

Tract 4 - 90.01 Surveyed Acres • Independence Twp.

Legal Description: The North Half of the Southwest Quarter (N $\frac{1}{2}$ SW $\frac{1}{4}$) and Part of the Northwest Quarter (Pt. NW $\frac{1}{4}$) of Section Seven (7), Township Ninety-seven (97) North, Range Thirty-one (31) West of the 5th P.M., Palo Alto County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Average CSR2: 51.8

Surety/AgriData Average CSR1: 57.1

Primary Soils: Klossner, Okoboji, Canisteo, Harps

Real Estate Taxes: \$1,550 est.



Tract 4

For more information call Ben Hollesen 712-253-5779.

Auctioneer's Notes: Size & location, this land auction has something for every land buyer. The Kiburz farm has been divided into four tracts to meet the needs of a first time land buyer or to satisfy a large land investor. The four tracts are highly tillable tracts with productive soils. In 2020 a large county drainage outlet was installed to the south of the farm and has vastly improved the drainage on the farm. There have been numerous tile projects over the past few years to improve drainage and tile maps are available upon request. Please note the flexible closing options/dates that have been outlined in the terms section of the sale bill. We look forward to seeing you at the land auction on June 7th.

Kent Kiburz, Owner

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

Attorney: Mark Smith • Jordan, Oliver & Walters P.C. • Winterset, Iowa

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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". 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.