

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, November 15, 2023 at 10:00 a.m.

444.4 Acres m/l
Selling in 4 Tracts

Tile Maps
Available

Sale Location: Ayrshire Community Center, 1502 Silver Lake Ave, Ayrshire, IA

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

Location of Tracts 1 & 2: 2 miles south of Ayrshire, IA on N28 and 3½ miles west on 440th Street.

Location of Tracts 3 & 4: 1 mile north of Curlew, IA on N38 and 1 mile west on 450th Street.

Tract 1 – 128.7 Acres m/l • Silver Lake Township, Palo Alto County, IA

Tract 1 Legal Description: The Northwest Quarter (NW¼) of Section Thirty-one (31) Township Ninety-five (95) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa except for a 4 acre acreage.

Surety/AgriData Avg. CSR2: 81.1

Surety/AgriData Avg. CSRI: 68.9

Primary Soils: Webster, Clarion, Nicollet, Harps

Real Estate Taxes: \$3,510

FSA Information for Tracts 1 & 2 Combined

Cropland Acres: 259.59 ac.

Corn Base: 253.67 ac. Corn PLC Yield: 181



For more information contact Ben Hollesen • 712-253-5779

Auctioneer's Notes: Land buyers, here is an excellent opportunity to purchase highly-tillable, productive tracts of farmland in Palo Alto County. The farms have been very well managed and are in a high state of productivity. Tile projects have been completed in recent years to boost productivity, and tile maps are available upon request. These high caliber farms are the type of farms any land buyer would be proud to own. We look forward to seeing you in Ayrshire on November 15th at 10 AM.

Myrt Swanson Estate, Owner

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

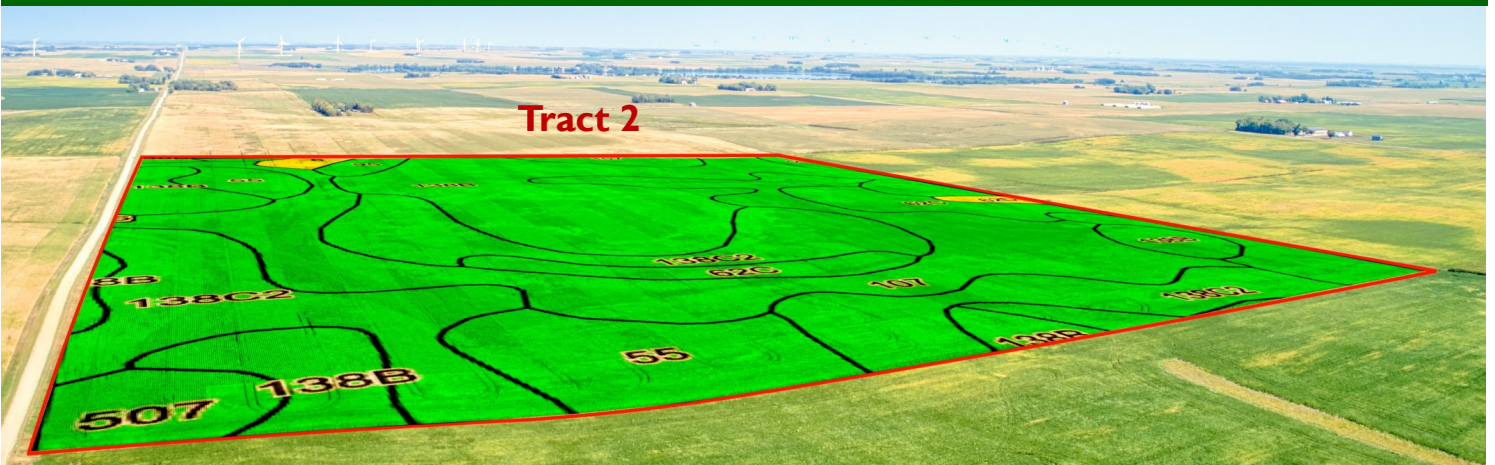
www.midwestlandmanagement.com

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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.

Land Auction

Wednesday, November 15, 2023 at 10:00 a.m.



Tract 2 • 137.4 Acres m/l • Silver Lake Township, Palo Alto County, IA

Tract 2 Legal Description: The Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-one (31) Township Ninety-five (95) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 84.1

Surety/AgriData Avg. CSRI: 71.1

Primary Soils: Clarion, Webster, Canisteo, Storden, Nicollet

Real Estate Taxes: \$3,992

Tract 3 • 112.6 Acres m/l • Rush Lake Township, Palo Alto County, IA

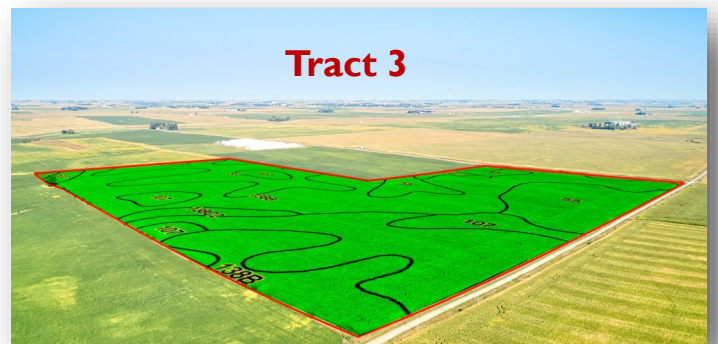
Tract 3 Legal Description: The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) & the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) in Section Five (5), Township Ninety-four (94) North, Range Thirty-three (33) West of the 5th P.M., Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 88.1

Surety/AgriData Avg. CSRI: 78.6

Primary Soils: Clarion, Nicollet, Webster, Canisteo

Real Estate Taxes: \$3,690

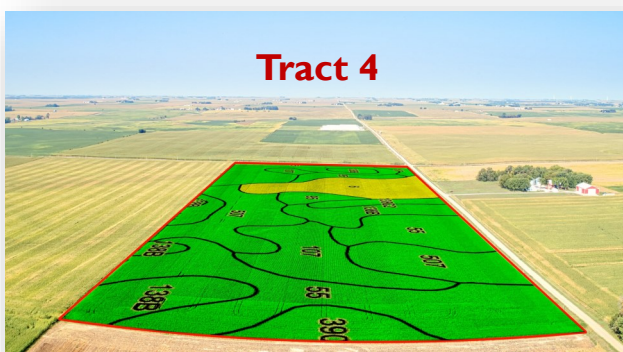


FSA Information for Tracts 3 & 4 Combined

Cropland Acres: 172.06 ac.

Corn Base: 168.13 ac. Corn PLC Yield: 181

Tract 4 • 65.7 Acres m/l • Rush Lake Township, Palo Alto County, IA



Tract 4 Legal Description: The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Four (4) Township Ninety-four (94) North, Range Thirty-Three (33) West of the 5th P.M., Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 81.9

Surety/AgriData Avg. CSRI: 74.1

Primary Soils: Nicollet, Okoboji, Canisteo, Clarion

Real Estate Taxes: \$1,950

Terms: 10% down day of auction. Balance due at closing on or before December 20, 2023. Farms to be sold with an open lease for 2024. Real estate taxes prorated to December 31, 2023.

Myrt Swanson Estate, Owner

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

Attorney: Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, IA

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