

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, August 28, 2018 at 10:00 A.M.



**66 Acres** More or Less

**Meadow Township, Clay County, IA**

Open  
Lease for  
2019!

**Sale Location:** Clay County Fair & Events Center, 800 W. 18th Street, Spencer, IA

**Property Location:** 4 miles east of Spencer's north Y on 320th Street.

**Legal Description:** The West Half of the Southwest Quarter (W $\frac{1}{2}$  SW $\frac{1}{4}$ ), Section Twenty-six (26), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa (excluding a 14 acre tract of land.) Exact legal to be taken from abstract.

**Surety/AgriData Avg. CSR2:** 54.6

**Surety/AgriData Avg. CSRI:** 54.2

**Primary Soils:** Wadena, Biscay, Talcot & Cylinder

**Annual Real Estate Taxes:** \$1,312

**FSA Information:**

Cropland Acres: 65.93 ac.

Corn Base: 41.4 ac. PLC Yield: 150 bu.

Soybean Base: 21.0 ac. PLC Yield: 47 bu.



**Auctioneer's Note:** Attention Land Buyers, here is an excellent opportunity to purchase a smaller tract of land in Clay County. The Evans farm is a highly tillable farm within close proximity to Spencer & Langdon. This farm would be an excellent first time land purchase or an add-on tract to your existing land base. Give us a call today to learn more about this property.

**For More Information Call Travis Johnson 712-330-5345  
or Ben Hollesen at 712-253-5779.**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before October 12, 2018. Real estate taxes to be prorated to December 31, 2018. All final bids are subject to approval of seller.

**Evans Trust, Owner**

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

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

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**Ben Hollesen** • 712-253-5779

**Travis Johnson** • 712-330-5345

**Shane Brant** • 712-301-4664

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& 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". 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.