

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, April 4, 2019 at 10:00 A.M.



Sale Location: Royal Community Center, 302 Main Street, Royal, Iowa

Property Location: 2 miles west of Royal, IA on B40, 2 miles north on M27, 1 mile west on 380th St.

Legal Description: The South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) Section Twenty-nine (29), Township Ninety-six (96) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.



Surety/AgriData Avg. CSR2: 95.4

Surety/AgriData Avg. CSRI: 79.8

Soils: Gillett Grove and McCreath

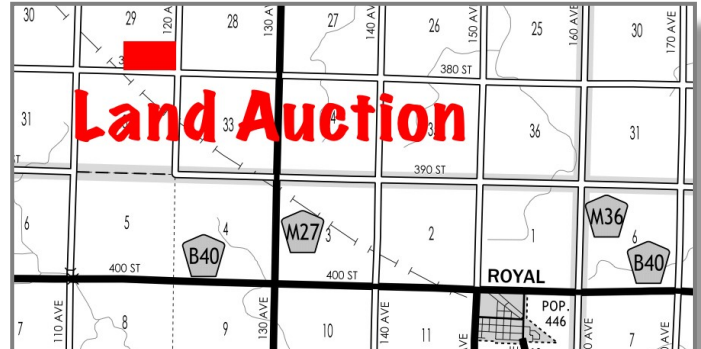
Real Estate Taxes: \$2,250

FSA Information:

Cropland Acres: 77.54 ac.

Corn Base: 38.80 ac. PLC Yield: 171 bu.

Soybean Base: 38.70 ac. PLC Yield: 49 bu.



Auctioneer's Note: Attention Land Buyers, what an excellent opportunity to purchase a high quality farm with reputation soils. The addition of the wind turbine will provide additional income for years to come. The Holt farm is located in the heart of production agriculture and will prove to be a very stable long term investment. We look forward to seeing you at the auction.

For More Information Call Ben Hollesen at 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before June 20, 2019. Possession upon closing. Subject to cash rent lease. Seller to retain one-half of 2019 cash rent. Buyer to receive second half cash rent upon closing and 100% of the 2019 wind lease payment. Real estate taxes to be prorated to June 30, 2019. All final bids are subject to seller approval.

Peter Holt & Michelle Holt McKeown, Owners

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

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MIDWEST LAND
MANAGEMENT

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