

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, May 27, 2021 at 10:00 AM

80.48 Surveyed Acres
Palo Alto County, IA



Sale Location: Ayrshire Community Center, 420th Street, Ayrshire, Iowa

Property Location: 1 mile south of Ayrshire, IA on N28, 3 miles west on B53 & 1½ miles south on 350th Ave.

Net Surveyed Cropland Acres: 79.23 (80.48 Gross Surveyed Acres - 1.25 Road Right-of-Way Acres)

Legal Description: The North Half of the Southeast Quarter (N½ SE¼) 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: 79.1

Surety/AgriData Avg. CSRI: 69.5

Primary Soils: Canisteo, Webster, Okoboji,
Nicollet and Clarion

Annual Real Estate Taxes: \$2,202

FSA Information:

Cropland Acres: 78.57 ac. including .48 ac. of CRP
Corn Base: 41.25 ac. Corn PLC Yield: 164 bu.
Soybean Base: 36.84 ac. Soybean PLC Yield: 47 bu.

CRP Acres: .48 ac.

Annual CRP Payment: \$108.92 (\$226.92/acre)

Contract Expiration: 9/30/2022

Auctioneer's Note: Land Buyers, don't miss this opportunity to purchase a hard-to-find, smaller tract of highly tillable farmland in the Ayrshire area. The farm has been well cared for by the long-time tenant and is in a good state of fertility with ag lime variable rate applied, as needed, in the fall of 2020.

For more information call Travis Johnson at 712-330-5345

Terms: 10% earnest money down day of sale. Balance due at closing on or before June 30, 2021. Real estate taxes to be prorated to December 31, 2020. Possession granted at closing, subject to tenant's rights of the 2021 cash rent lease. Buyer to receive seller's portion of 2021 cash rent and a \$750 credit at closing for a driveway to access the farm. All final bids are subject to seller approval.

Elizabeth E. Fouts Residuary Trust, Owner

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

Attorney: Lisa M. Steffen • Goosmann Law Firm • Spirit Lake, IA • 712-262-7668

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