

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 21, 2019 at 10:00 A.M.



Open Lease for 2020!

87.7 Surveyed Acres

Gillett Grove Township, Clay County, IA

Excellent Soils!



Sale Location: Greenville Community Center, 225th Ave, Greenville, IA

Property Location: 2¼ miles north of Greenville, IA on 225th Avenue and ¼ mile west on 410th Street.

Legal Description: Parcel D located in the Northwest Quarter (NW¼) of Section 18 (Eighteen), Township Ninety-five (95) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA.

Surety/AgriData Avg. CSR2: 92.7

Surety/AgriData Avg. CSRI: 78.1

Soils: Gillett Grove, McCreath, Afton, Sac, Ransom and Everly

Annual Real Estate Taxes: \$2,443 (estimated)



FSA Information Combined with Adjoining Tract:

Cropland Acres: 140.9 ac.

Corn Base: 70.05 ac. Corn PLC Yield: 134 bu.

Soybean Base: 70.05 ac. Soybean PLC Yield: 44 bu.

Auctioneer's Note: Attention Land Buyers, here is a great opportunity to purchase a highly tillable reputation farm in the Greenville area. The Maurer farm has been in the family for decades and is the type of farm that anyone would be proud to own. Private tile maps are available upon request. The farm has an open lease for the 2020 crop year. We look forward to seeing you at the auction.

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

Online bidding available at www.midwestlandmanagement.com!

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 20, 2019. Real estate taxes to be prorated to December 31, 2019. Seller to retain 100% of the 2019 cash rent. All final bids are subject to seller approval.

Stephen Maurer, Christopher Maurer, Paul Maurer, Julie Greek, John Maurer, Sarah Palmer, Michael Maurer & Stacy Maurer, Owners

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

Attorney: Lisa Steffen • Montgomery, Barry, Bovee, Steffen & Davis • Spencer, Iowa

Midwest Land Management and Real Estate, Inc.

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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.