

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, June 18, 2025 at 10:00 AM

130.49 Surveyed Acres Emmet County, IA

Sale Location: Farm Bureau Building, 421 1st Avenue N, Estherville, Iowa

Property Location: 2.8 miles west of Estherville, Iowa on 170th Street, 3 miles south on 350th Avenue, 1 mile west on 200th Street and 1/2 mile north on 340th Avenue.

Legal Description: The Fractional Northwest Quarter (Fr. NW¼) of Section Thirty (30), Township Ninety-Nine (99) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa except surveyed parcel "A". Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 82.4

Surety/AgriData Avg. CSRI: 68.5

Primary Soils: Canisteo, Clarion & Nicollet

Real Estate Taxes: \$4,220

FSA Information

Cropland: 125.79 acres

Corn Base: 62.86 acres

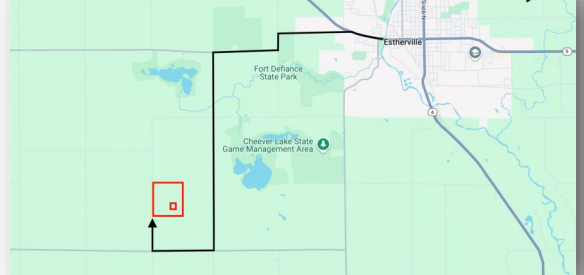
Soybean Base: 62.86 acres

PLC Yield: 147

PLC Yield: 40



7.5 Miles Southwest of Estherville, IA



Auctioneer's Note: The Meyer farm offers a gently rolling landscape with great soils. It has been cared for by the same family for many years and offers a good opportunity in an area that farmland availability is hard to find. Don't miss this opportunity to bid on a great mid-sized farm on June 18th in Estherville, IA.

For more information call Shane Brant • 712-301-4664.

Terms: 10% down day of sale. Balance due at closing on or before July 31, 2025. Sellers to pay buyer prorated cash rent at closing. Taxes prorated to June 30, 2025. All final bids subject to seller approval.

Michael and Kathy Meyer, Owners

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis, LLP • Spencer, Iowa

Midwest Land Management and Real Estate, Inc.

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www.midwestlandmanagement.com

& 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.