

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 6, 2025 at 10:00 a.m.

195 Acres m/l in Clay County, IA Selling in 3 Tracts



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

Method of Sale: Successful bidder will have choice of tracts.

Location of Tracts 1: 3.75 miles south of Spencer, Iowa on Highway 71.

Location of Tracts 2 & 3: 3.5 miles south of Spencer, Iowa on Highway 71.

Tract 1 • 40 Acres m/l • Lincoln Township • Clay County, Iowa

Tract 1 Legal Description: The North Half of the South Half of the Northwest Quarter (N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twelve (12), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 92.4

Surety/AgriData Avg. CSRI: 74.9

Primary Soils: Wilmonton, Rushmore & Ransom

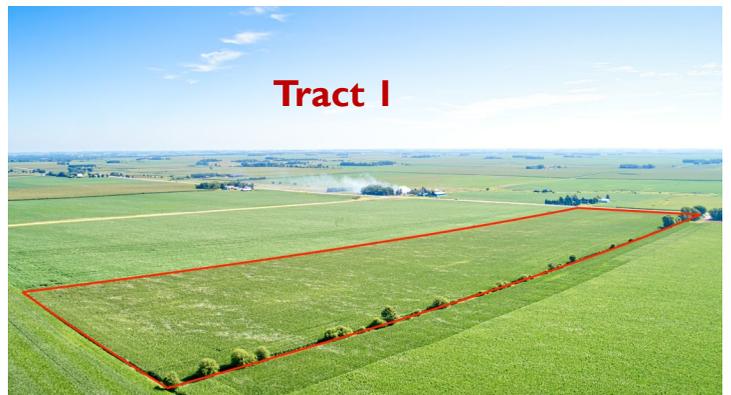
Real Estate Taxes: \$1,124

FSA Information for Tract 1

Cropland Acres: 39.80 ac.

Corn Base: 17.80 ac. Corn PLC Yield: 123

Soybean Base: 15.80 ac. Soybean PLC Yield: 34



For more information contact Ben Hollesen • 712-253-5779

Terms: 10% down day of sale. Balance due at closing on or before December 10, 2025. Real estate taxes to be prorated to December 31, 2025. All final bids subject to seller approval.

Alyce Wade Estate, Owner

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

Attorney: Dalton Kidd • Kidd Law Firm PLLC • Arnolds Park, Iowa

Midwest Land Management and Real Estate, Inc.

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606

Jerod Olson ~ 712-240-2800 • Jason Collins ~ 712-301-3858

Glenn Baker ~ 712-212-4417 • Tom Bradley ~ 515-202-7687

www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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.

Land Auction

Thursday, November 6, 2025 at 10:00 a.m.



Tract 2 • 114.31 Surveyed Acres • Lincoln Township • Clay County, Iowa

Tract 2 Legal Description: Parcel L located in the Southeast Quarter (SE¼) of Section One (1), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 84.7

Surety/AgriData Avg. CSRI: 70.1

Primary Soils: Everly, Wilmonton, Letri, Wadena

Real Estate Taxes: \$2,893 est.

FSA Information for Tracts 2 & 3 Combined

Tract 2 Cropland Acres: 113.80 ac.

Tract 3 Cropland Acres: 5.01 ac.

Corn Base: 53.20 ac. Corn PLC Yield: 123

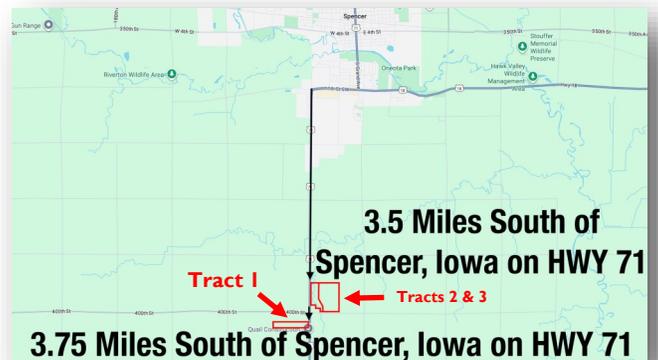
Soybean Base: 47.40 ac. Soybean PLC Yield: 34

Tract 3 • 40.72 Surveyed Acres • Lincoln Township • Clay County, Iowa

Tract 3 Legal Description: Parcel K located in the Southeast Quarter (SE¼) of Section One (1), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Pasture land: 40.72 acres including 5.01 cropland acres

Real Estate Taxes: \$649 est.



Auctioneer's Notes: Clay County land buyers, here is an excellent opportunity to purchase tillable land and pasture land at public auction. The Wade farms feature rich soils in a very productive area; these high visibility farms are located along US Hwy 71 and would make an excellent long term investment in Iowa farmland. We look forward to seeing you at the auction in Royal on November 6th at 10:00 AM.

Alyce Wade Estate, Owner

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