

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, December 18, 2025 at 10:00 a.m.

147.56 - Selling in 2 Tracts Clay County, IA



Sale Location: Greenville Community Center, 105 Goulding Avenue, Greenville, Iowa

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

Tract 1 • 70.46 Surveyed Acres • Gillett Grove Township • Clay County, Iowa

Tract 1 Legal Description: The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-nine (29) Township Ninety-five North, Range Thirty-six (36) West of the 5th PM, Clay County, Iowa except parcel in the South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$). Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 94.8

Surety/AgriData Avg. CSRI:

Primary Soils: McCreath, Gillett Grove & Ransom

Real Estate Taxes: \$1,902

FSA Information for Tract 1

Cropland Acres: 68 acres

Corn Base: 36.70 acres PLC Yield: 172

Soybean Base: 31.20 acres PLC Yield: 47



**For more information contact Shane Brant • 712-301-4664
or Ben Hollesen at 712-253-5779**

Terms: 10% down day of sale. Balance due at closing on or before January 29, 2026. Buyers to receive 100% of the 2026 cash rent. Real Estate taxes to be prorated to December 31, 2025. All final bids are subject to seller approval.

**Steven Schmidt, Carol Hermstad, James Sonius,
Thomas Sonius & Susan Selzer, Owners**

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

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

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
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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, December 18, 2025 at 10:00 a.m.

147.56 Acres - Selling in 2 Tracts Clay County, IA



Tract 2 • 77.1 Surveyed Acres • Gillett Grove Township • Clay County, IA

Tract 2 Legal Description: The East Half of the Northeast Quarter (E½ NE¼) of Section Thirty-two (32), Township Ninety-five (95) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa except a tract of land in the East Half of the Northeast Quarter (E½ NE¼). Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 93.2

Surety/AgriData Avg. CSRI: 78.4

Primary Soils: McCreath, Gillett Grove, Afton

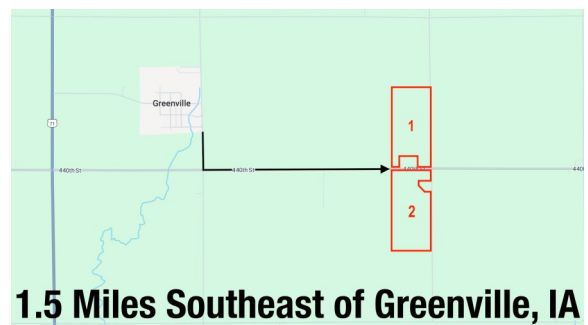
Real Estate Taxes: \$2,098

FSA Information for Tract 2

Cropland Acres: 74.91 acres

Corn Base: 37.50 acres PLC Yield: 153

Soybean Base: 33.80 acres PLC Yield: 49



**For more information contact Shane Brant • 712-301-4664
or Ben Hollesen • 712-253-5779**

Auctioneer's Note: The Gibson farms offer an excellent opportunity to purchase choice of two highly tillable farms in a great area. These two tracts lay directly across the road from each other on a hard surface blacktop and offer high quality soils with CSR2's of 94.8 and 93.2. Don't miss this opportunity to bid on choice of two great farms in Greenville, IA on December 18th.

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Thomas Sonius & Susan Selzer, Owners**

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