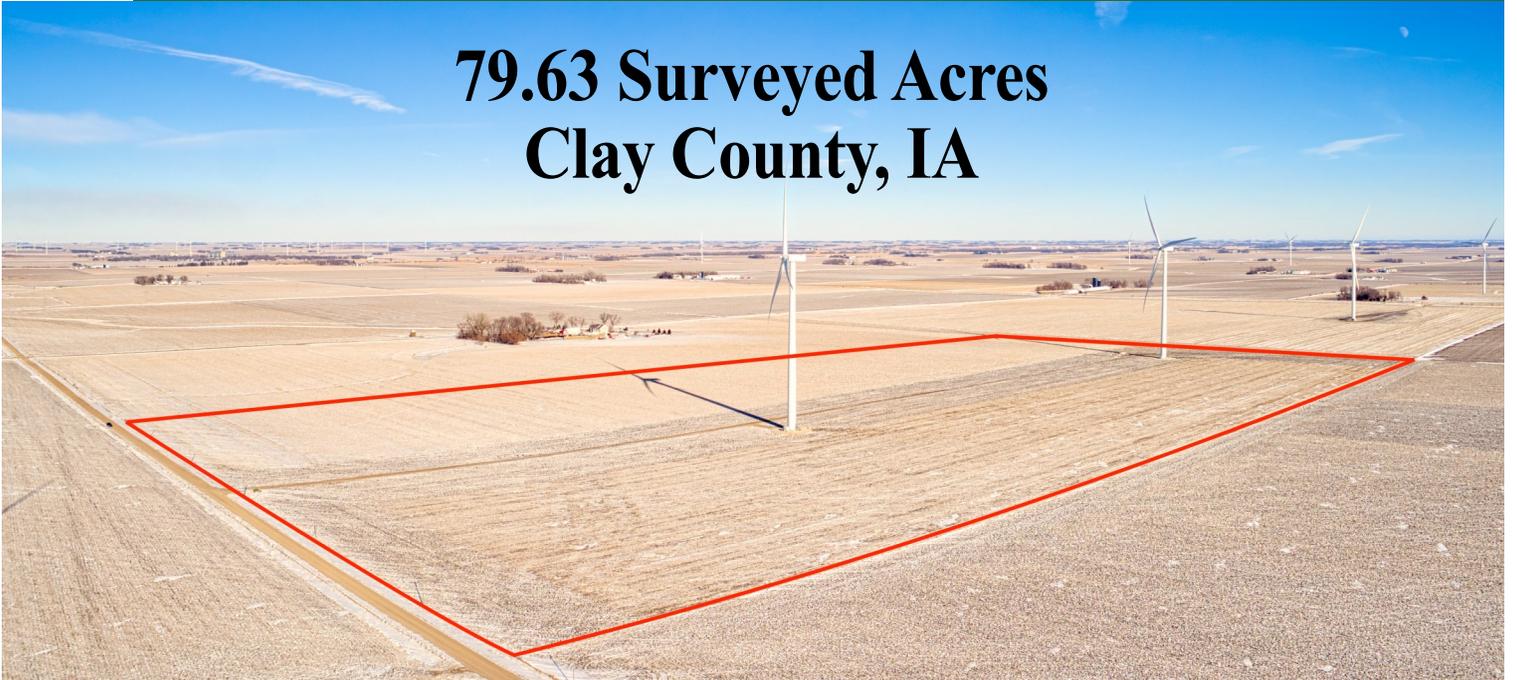


Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, February 19, 2026 at 10:00 AM

**79.63 Surveyed Acres
Clay County, IA**



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

Property Location: 2 miles west of Royal, Iowa on 400th Street, 2 miles north on I30th Avenue, 1 mile west on 380th Street and 1/2 mile north on I20th Avenue.

Legal Description: The South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-eight (28), Township Ninety-six (96) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 94.9

Surety/AgriData Avg. CSRI: 79.2

Primary Soils: Gillett Grove and McCreath

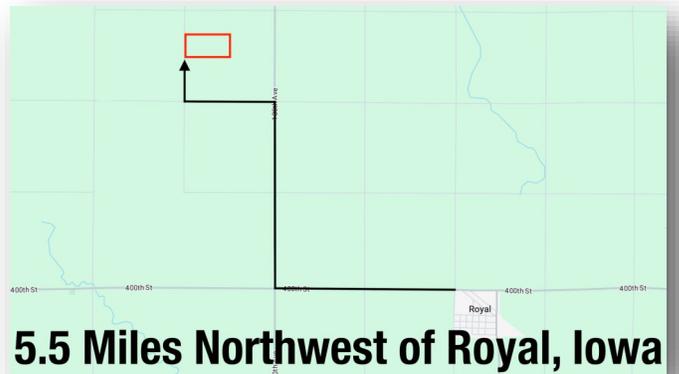
Annual Real Estate Taxes: \$2,308

**FSA Information is combined
with adjoining tract**

Cropland: 147.79 acres

Corn Base: 90.80 acres PLC Yield: 157

Soybean Base: 53.96 acres PLC Yield: 51



5.5 Miles Northwest of Royal, Iowa

Auctioneer's Note: Clay County land buyers, what an amazing opportunity to purchase a hard-to-find, highly tillable farm with 2 wind turbines, which provide an exceptional income stream. The Thiessen farm has great soils with a CSR2 rating of 94.9. The two additional wind turbines nearly double the annual income from the farm. Please contact Ben Hollesen if you have specific questions about the farm. We look forward to seeing you at the auction.

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

Terms: 10% down day of sale. Balance due at closing on or before March 26, 2026. Wind turbine income prorated to date of closing. Real estate taxes to be prorated to December 31, 2025. All final bids are subject to seller approval.

Audrey Thiessen Estate, Owner

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

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

Midwest Land Management and Real Estate, Inc.

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

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

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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.