

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 10, 2026 at 10:00 AM

92 Acres m/l
Clay County, IA



Sale Location: Clay County Fair & Events Center, 800 W. 18th Street, Spencer, Iowa

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

Tract 1 • 40 Acres m/l • Summit Township • Clay County, IA

Legal Description: Parcel B located in the East Half (E½) of Section Thirteen (13), Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 88.2

Surety/AgriData Avg. CSRI: 72.3

Primary Soils: Wilmonton, Calco, Everly, Rushmore

Annual Real Estate Taxes: \$1,392

Tract 1 FSA Information

Cropland: 39.65 acres

Corn Base: 16.40 acres PLC Yield: 170

Soybean Base: 22.63 acres PLC Yield: 43



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

Terms: 10% down day of sale. Balance due at closing on or before December 18, 2026. On Tract 1, sellers will be crediting buyer \$1,500 at closing for the installation of a new driveway. Real estate taxes to be prorated to December 31, 2026. Farm to be sold with an open lease for 2027 crop season. All final bids are subject to seller approval.

Myrna Edmonds, Lonelle Franker & Cleone Rouse, Owners

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

Attorney: Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, 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

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.

Land Auction

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92 Acres m/l Clay County, IA



Tract 2 • 52 Acres m/l • Meadow Township • Clay County, IA

Legal Description: The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Eighteen (18), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa except for a parcel in the Northwest Corner of the Northwest Quarter.

Surety/AgriData Avg. CSR2: 88.9

Surety/AgriData Avg. CSRI: 69.8

Primary Soils: Everly, Wilmonton, Letri, Everly

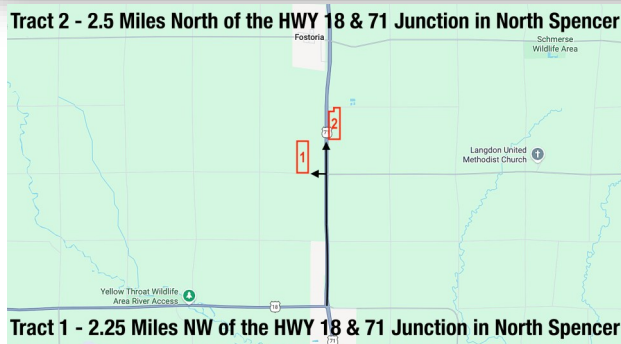
Annual Real Estate Taxes: \$1,870

Tract 2 FSA Information

Cropland: 52.38 acres including 4.20 CRP acres
Corn Base: 26.3 acres PLC Yield: 123
Soybean Base: 21.88 acres PLC Yield: 37

Tract 2 CRP Contract 1: 1.50 Acres
Annual CRP Payment: \$272 (\$181/acre)
Contract Expiration Date: 9/30/2035

Tract 2 CRP Contract 2: 2.70 Acres
Annual CRP Payment: \$548 (\$203/acre)
Contract Expiration Date: 9/30/2034



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

Auctioneer's Note: Midwest Land Management is pleased to offer two outstanding tracts of Clay County farmland at public auction on November 10! Opportunities to purchase quality farmland this close to Spencer are difficult to find. Tract 1 consists of 40 acres m/l located just 2 miles north of the Highway 18 & 71 junction and 1/4 mile west on 300th Street, while Tract 2 consists of 52 acres m/l with excellent visibility and access directly along Highway 71, approximately 2.5 miles north of the Highway 18 & 71 junction. Both tracts feature high-quality Clay County soils, with Tract 1 carrying an impressive 88.2 CSR2 average & Tract 2 an 88.9 CSR2 average. Their combination of productive farmland, manageable tract sizes, and outstanding location near Spencer makes these properties attractive to local farm operators, investors, first-time land buyers, and those looking to expand their existing land holdings. An additional advantage is that both farms will be offered with an open lease for the 2027 crop season, giving the new owners flexibility for the upcoming year. The successful bidder will have a choice of tracts, providing buyers the opportunity to purchase the tract that best fits their operation or investment goals. Mark your calendar and plan to join us at the Clay Regional Events Center in Spencer or bid online. Don't miss this opportunity to purchase one or both of these highly productive, exceptionally located Clay County farms!

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