

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 19, 2019 at 10:00 A.M.

136 Acres m/l - 3 Tracts
Clay County, IA

Online
Bidding
Available!

Sale Location: Spencer Golf & Country Club, 2200 W. 18th Street, Spencer, Iowa

Method of Sale: Successful bidder will have choice of tracts 1 and/or 2.
Tract 3 will be sold immediately following.

Location: 3 miles north of Spencer, Iowa on Highway 71 & 1 mile east on 290th Street.

Tract 1 - 60 Acres More or Less **Meadow Township, Clay County, IA**

Legal Description: Part of the North Half of the North Half (N $\frac{1}{2}$ N $\frac{1}{2}$) of Section Seventeen (17), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th. PM, Clay County, Iowa.



Surety/AgriData Avg. CSR2: 89.1

Surety/AgriData Avg. CSR1: 70.1

Soils: Everly, Letri & Wilmonton

Estimated Annual Real Estate Taxes: \$2,028

FSA Information Tracts 1 & 2 Combined:

Cropland Acres: 131.67 ac.

Corn Base: 82.9 ac. PLC Yield: 170 bu.

Soybean Base: 46.2 ac. PLC Yield: 47 bu.

See reverse side for information on Tracts 2 & 3.

Online bidding also available at www.midwestlandmanagement.com!

Auctioneer's Note: Land buyers, here is your chance to purchase two tracts of highly tillable farmland with excellent soils in a very prosperous neighborhood. The farms have been well farmed and maintained by the Gould family and would make an excellent long-term investment. Acreage buyers, here's your opportunity to purchase a nice acreage ideally located between Spencer and the Iowa Great Lakes. The acreage features a very nice ranch style home, with several outbuildings for machinery, vehicles and 4H projects. Make sure to attend the open house on October 29th from 4:30-6:00 PM. We look forward to seeing you at the auction.

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW, Spencer, IA 51301

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Shane Brant • 712-301-4664

Zach Anderson • 712-298-1606

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

Tuesday, November 19, 2019 at 10:00 A.M.

Tract 2 - 70 Acres More or Less Meadow Township, Clay County, IA

Legal Description: Part of the Northwest Quarter (Pt. NW 1/4) AND part of the Northeast Quarter (Pt. NE 1/4) of Section Seventeen (17), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.



Surety/AgriData Avg. CSR2: 89.4

Surety/AgriData Avg. CSR1: 70.7

Soils: Letri, Everly, Wilmonton & Rushmore

Estimated Annual Real Estate Taxes: \$2,413

Tract 3 - 6 Acre m/l Acreage More or Less Meadow Township, Clay County, IA

Property Address: 2920 230th Avenue, Spencer, IA

Acreage Features:

- 1620 sq. ft. ranch style home
- 3 bedrooms, 2 Bathrooms
- Situated on 6 acres m/l
- Multiple outbuildings include 45' x 54' steel utility shed, grain storage & 40' x 60' livestock barn



Est. Annual Real Estate Taxes: \$1,483



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

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 27, 2019. Real estate taxes to be prorated to December 31, 2019. Farm has open lease for the 2020 crop season. Sellers to retain 100% of the 2019 farm income. All final bids are subject to seller approval.

Arla Ann Gould Estate, Owner

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

Attorneys: Barry Sackett • Sackett Law Firm • Spirit Lake, IA

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