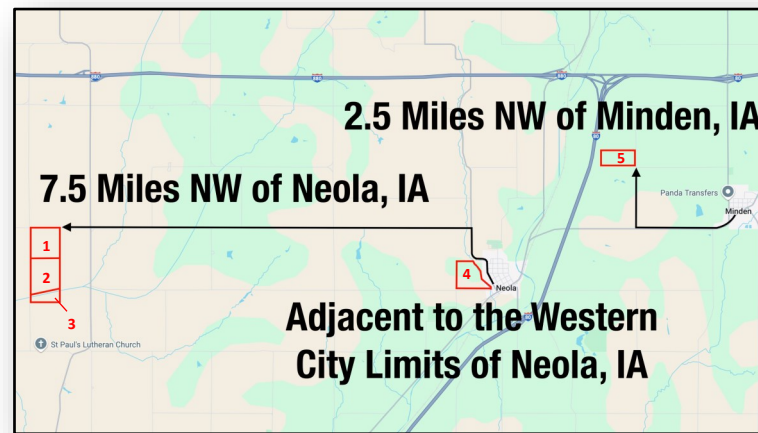




Location of Tracts 1-5



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

Terms: 10% down day of sale. Balance due at closing on or before December 20, 2024. Real estate taxes prorated to December 31, 2024. Sellers to retain 100% of the 2024 farm income. All final bids subject to seller approval.

Welbourne Family LLC, Owner

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

Attorney: Scott Rogers • Neola, Iowa

For More Information Contact Ben Hollesen at 712-253-5779

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

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.

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, November 20, 2024 at 10:00 A.M.



605 Acres m/l Pottawattamie County, IA

Sale Location: Quail Run Country Club
29512 285th Street, Neola IA

Land buyers, here is an excellent opportunity to purchase hard-to-find productive farmland in Pottawattamie County. The Welbourne farms have been very well farmed and maintained by the tenants; you won't be disappointed in any of these tracts. The tract sizes range from 58 to 182 acres, and all five tracts will be sold via the choice method of auctioning. Tract 3 is an excellent recreational tract or small farmland investment; smaller tracts like this are very hard to find. We look forward to seeing you at the auction on November 20th in Neola, IA at Quail Run Country Club.

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

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT



Tract 1 - 160 Acres m/l

Legal Description: The Northwest Quarter (NW¼) of Section Twenty-three (23), Township Seventy-seven (77) North, Range Forty-three (43) West of the 5th P.M., Pottawattamie County, Iowa.

Avg. CSR2: 54.8

Avg. CSR1: 48

Soils: Ida, Napier and Monona

Real Estate Taxes: \$4,328

Tract 2 - 182 Acres m/l

Legal Description: The Southwest Quarter (SW¼) of Section Twenty-three (23) and part of the North Half of the Northwest Quarter (Pt. N½ NW¼) of Section Twenty-six (26), both in Township Seventy-seven (77) North, Range Forty-three (43) West of the 5th P.M., Pottawattamie County, Iowa.

Avg. CSR2: 62.9

Avg. CSR1: 64.6

Soils: McPaul, Ida, Napier & Monona

Real Estate Taxes: \$5,622 est.



FSA Information • Tracts 1 – 3 Combined

Cropland Acres: 342.3 acres	
Corn Base: 201.7 ac.	PLC Yield: 166
Soybean Base: 111.5 ac.	PLC Yield: 49
Wheat Base: 12.9 ac.	PLC Yield: 39



Tract 3 - 58 Acres m/l

Legal Description: Part of the North Half of the Northwest Quarter (Pt. N½ NW¼) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Forty-three (43) West of the 5th P.M., Pottawattamie County, IA.

Cropland Avg. CSR2: 64.8

Cropland Avg. CSR1: 62.8

Soils: Dockery-Quiver, Ida, McPaul, Napier, Kennebec & Monona

Real Estate Taxes: \$1,430 est.



FSA Information • Tract 4

Cropland Acres: 118.46 acres	
Corn Base: 81.2 ac.	PLC Yield: 170
Soybean Base: 35.2 ac.	PLC Yield: 42

Tract 5 - 80 Acres m/l

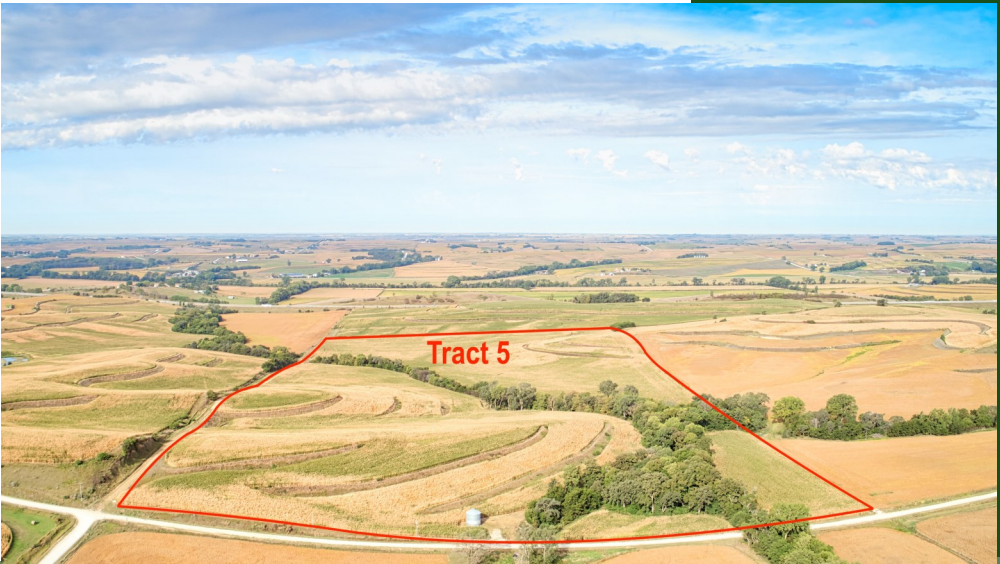
Legal Description: The South Half of the Southeast Quarter (S½ SE¼) of Section Eight (8), Township Seventy-seven (77) North, Range Forty-one (41) West of the 5th P.M., Pottawattamie County, Iowa.

Avg. CSR2: 70.2

Avg. CSR1: 58.5

Soils: Napier, Ida, Monona, Malvern, Shelby & Shelby-Adair

Real Estate Taxes: \$2,618



Tract 4 - 125 Acres m/l

Legal Description: Part of the Southwest Quarter (Pt. SW¼) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Forty-two (42) North of the 5th P.M., Pottawattamie County, IA.

Avg. CSR2: 73.9

Avg. CSR1: 66.9

Soils: Kennebec, Napier, Ida, Monona & Shelby-Adair

Real Estate Taxes: \$5,002

FSA Information • Tract 5

Cropland Acres: 68.02	
Corn Base: 31.4 ac.	PLC Yield: 170
Soybean Base: 29.8 ac.	PLC Yield: 42