

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, March 12, 2025 at 10:00 AM

40.06 Surveyed Acres
Clay County, IA



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

Property Location: 2 miles west of Royal, IA on B40, 4 miles south on M27, 2 miles west on B53 & 1/2 mile north on I10th Avenue.

Legal Description: The South Half of the North Half of the Southwest Quarter (S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$) in Section Twenty-nine (29), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, IA.

Surety/AgriData Avg. CSR2: 95.2

Surety/AgriData Avg. CSRI: 79.5

Soils: Gillett Grove and McCreath

Annual Real Estate Taxes: \$1,158 est.

FSA Information (Combined with adjoining tract)

Cropland: 78.7 acres

Corn Base: 37.7 acres PLC Yield: 175

Soybean Base: 40.3 acres PLC Yield: 47



Auctioneer's Note: Land Buyers, you won't want to miss this excellent opportunity to purchase a smaller tract of highly tillable, top-quality farmland near Royal, Iowa. The Kruse farm boasts an outstanding CSR2 rating of 95.2 with just two reputation soils types, McCreath and Gillett Grove. This farm offers an established stand of alfalfa with no lease in place, providing ample opportunities for the 2025 growing season and beyond. You would have to search far and wide to find a more attractive, small parcel of farmland with this much opportunity. We look forward to seeing you at the auction.

For more information call Travis Johnson • 712-330-5345

Terms: 10% down day of sale. Balance due at closing on or before April 16, 2025. Real estate taxes to be prorated to December 31, 2024. Farm has an open lease for the 2025 crop year. All final bids subject to seller approval.

Ned Kruse, Owner

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

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

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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