

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, June 18, 2025 at 10:00 AM

**130.49 Surveyed Acres
Emmet County, IA**



Sale Location: Farm Bureau Building, 421 1st Avenue N, Estherville, Iowa

Property Location: 2.8 miles west of Estherville, Iowa on 170th Street, 3 miles south on 350th Avenue, 1 mile west on 200th Street and 1/2 mile north on 340th Avenue.

Legal Description: The Fractional Northwest Quarter (Fr. NW¹/₄) of Section Thirty (30), Township Ninety-Nine (99) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa except surveyed parcel "A". Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 82.4

Surety/AgriData Avg. CSRI: 68.5

Primary Soils: Canisteo, Clarion & Nicollet

Real Estate Taxes: \$4,220

FSA Information

Cropland: 125.79 acres

Corn Base: 62.86 acres

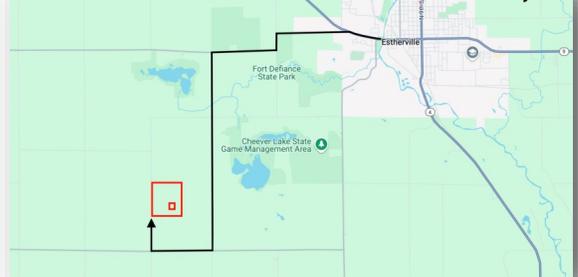
Soybean Base: 62.86 acres

PLC Yield: 147

PLC Yield: 40



7.5 Miles Southwest of Estherville, IA



Auctioneer's Note: The Meyer farm offers a gently rolling landscape with great soils. It has been cared for by the same family for many years and offers a good opportunity in an area that farmland availability is hard to find. Don't miss this opportunity to bid on a great mid-sized farm on June 18th in Estherville, IA.

For more information call Shane Brant • 712-301-4664.

Terms: 10% down day of sale. Balance due at closing on or before July 31, 2025. Sellers to pay buyer prorated cash rent at closing. Taxes prorated to June 30, 2025. All final bids subject to seller approval.

Michael and Kathy Meyer, Owners

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

Attorney: Mike Bovee • 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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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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