

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, June 25, 2020 at 10:00 A.M.

139 Acres m/l
Palo Alto County, IA



Sale Location: Ruthven Social Center, 1503 Rolling Street, Ruthven, Iowa

Property Location: 3 miles east of Ruthven, IA on Hwy 18, 3 miles north on 380th Ave. & 1 mile east on 330th St.



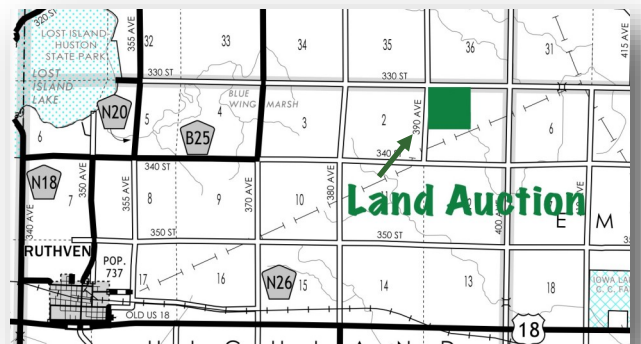
Legal Description: The Northwest Quarter (NW¹/₄) of Section One (1), Township Ninety-six (96) North, Range Thirty-four (34) West of the 5th PM, Palo Alto County, Iowa excluding a 9.94 acre acreage.

Surety/AgriData Avg. CSR2: 86.4

Surety/AgriData Avg. CSRI: 75.3

Primary Soils: Clarion, Nicollet, Webster & Okoboji

Annual Real Estate Taxes: \$4,244



FSA Information:

Cropland Acres: 128.37 ac.

Corn Base: 69.50 ac. Corn PLC Yield: 149 bu.

Soybean Base: 43.40 ac. Soybean PLC Yield: 42 bu.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before August 5, 2020. Real estate taxes to be prorated to June 30, 2020. Buyer to receive 50% of 2020 cash rent. All final bids are subject to seller approval.

Elliott and Norma Larsen, Owners

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

Attorney: John Brown • Berkland & Brown • Emmetsburg, Iowa

Midwest Land Management and Real Estate, Inc.

Ben Hollesen • 712-253-5779

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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC.

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.