

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 12, 2024 at 10:00 AM

80 Acres m/l
Palo Alto County, IA



Sale Location: The Shores at Five Island, 14 N. Lawler Street, Emmetsburg, IA

Property Location: 5 miles west of Emmetsburg, Iowa on Highway 18, 2 miles north on 400th Avenue and 1/4 mile west on 340th Street.

Legal Description: The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section One (1), Township Ninety-six (96) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa.

Surety/AgriData Avg. CSR2: 84.4

Surety/AgriData Avg. CSRI: 73

Primary Soils: Clarion, Webster, Nicollet & Canisteo

Annual Real Estate Taxes: \$2,344

FSA Information

Cropland: 78.09 acres

Corn Base: 39.5 acres PLC Yield: 161

Soybean Base: 38.59 acres PLC Yield: 42



Auctioneer's Note: Palo Alto County Farmland For Sale! This 80-acre farm in Highland Township, Palo Alto County, offers 78.09 acres of fertile cropland with a solid corn and soybean base. Boasting an impressive 84.4 CSR2 rating, this land promises high productivity. With its location and strong soil profile, it's a must-have for any agricultural investor or farmer looking to expand their operations. Mark your calendar for the November 12, 2024 auction. Don't miss your chance to secure this high-quality farmland!

Terms: 10% down day of sale. Balance due at closing on or before December 18, 2024. Seller to retain all 2024 rental income. Real estate taxes prorated to December 31, 2024. All final bids subject to seller approval.

For more information call Zach Anderson • 712-298-1606

Joseph Wright, Molly Tschopp & Michael Buse, Owners

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

Midwest Land Management and Real Estate, Inc.

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www.midwestlandmanagement.com

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

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