

**OFFERED IN 3 TRACTS
at PUBLIC AUCTION**

Live & Simulcast

Monday, January 10, 2022 @ 10:30 AM

Visit www.midwesternlandandauktion.com or www.iowauctiongroup.com for more information, drone videos, and proxibid bidding info.

AUCTION LOCATION:

Willow Vale, 300 Sioux St., Mapleton, IA

FARM LOCATION:

SSE of Oto, IA approximately 3-3.5 miles at the intersection of Minnesota Ave. & 315th St.

AUCTIONEERS' NOTE:

This land has been in the Cloud family for a long time. Its stewardship has been impeccable and it is now time for new ownership. Its reputation as an outstanding farm will carry over to very proud new owners!!

TRACT 1 (T-1): UNIMPROVED 149.23 TAXABLE ACRES

Legal Description (abbr.): The NW 1/4 of Sec. 20, T86N-R43W of the 5th P.M., Woodbury Co., IA; except the 6.47 A m/l building site in the NW corner.

General Information: This is an outstanding farm. It is easy to farm and has excellent access. Owning this farm would result in very high pride of ownership. The cropland CSR2 is 50.3.

FSA Reports: 144.64 crop acres. An estimated 76.63 A. corn base with a PLC yield of 140 bu. A 61.0 A. soybean base with a PLC yield of 39 bu. The crop election choice is ARC-CO.

Tax Information: The current annual net taxes are \$3,068 for 149.23 taxable acres.



T-1

TRACT 2 (T-2): UNIMPROVED 115.23 TAXABLE ACRES

Legal Description: The W 1/2 SW 1/4 of Sec. 20 & the NW 1/4 NW 1/4 of Sec. 29, T86N-R43W of the 5th P.M., Woodbury, Co., IA

General Information: This rolling, nearly all tillable farm is in a very high state of production and consists of approximately 46 A. of cropland with an average CSR2 of higher than 88. The average CSR2 is 57.7. This farm has excellent access.

FSA Reports: Estimated 113.28 crop acres. A 60.0 A. corn base with a PLC yield of 140 bu. A 47.78 A soybean base with a PLC yield of 39 bu. The crop election choice is ARC-CO.

Tax Information: The current annual net taxes are \$2,768 for 115.23 taxable acres.



T-2

TRACT 3 (T-3): UNIMPROVED 39 TAXABLE ACRES

Legal Description: The NE 1/4 SW 1/4 of Sec. 20, T86N-R43W of the 5th P.M., Woodbury Co., IA

General Information: This tract is highly unique due to its approximately 23.7 A. of good cropland plus 2 really nice ponds with good fishing. Both dams are in excellent condition and the 3 fields of cropland have good access. Development of this tract into a highly enhanced hunting and fishing place would be easy to do. Places like this are nearly impossible to find in today's market. The estimated corn base is 4.57 A. and soybean base is estimated to be 3.62 A.

Tax Information: The current annual net taxes are \$544 for 39 taxable acres.



T-3

SALE PROCEDURE:

This auction consists of 3 tracts of land. The initial offering will be for Tracts 1-3 and the highest bidder will have the option to choose any tract or combination thereof. If all tracts are chosen by the initial high bidder, the sale will be over. Otherwise, remaining tracts will be offered until this sale process of selection of remaining tracts by each new high bidder results in all tracts being sold. It is important to note that prospective buyers will have a one-time opportunity to purchase the tract or tracts of their choice. There will be no re-offer of tracts in any combination as a part of this sale process.

BIDDING OPTIONS:

OPTION 1: On-site bidding by conventional means. You physically attend the auction as you have normally done in the past.

OPTION 2: You call in at 712-882-2406, prior to January 7, 2022, 5:00 PM to get our approval to bid via phone during the auction sale. We will explain this process to you when you call us.

OPTION 3: Absentee bidding is offered on-line. To register: go to www.iowauctiongroup.com, then scroll to the appropriate land auction, then click view catalog. Deadline to register to bid is two days prior to auction.

PLEASE NOTE: If you purchase using Option 2 or 3, Call us @ 712-882-2406 for wiring instructions.

TERMS & CONDITIONS (ALL TRACTS):

The successful bidder shall pay 10% of the total purchase price on the day of the sale and shall sign a Real Estate Contract that states the entire balance shall be due and payable at closing when the Seller has furnished an abstract showing merchantable title and gives a Trustee Warranty Deed. Closing is estimated to be within 40-60 days of the sale. The Seller shall pay the real estate taxes normally delinquent Oct. 1, 2022, if unpaid, and all prior taxes, if any. The leases on these farms have been terminated in accordance with Iowa law, and the Buyer will receive full possession not later than March 1, 2022. Prospective buyers bear the responsibility of verifying any information. These farms are sold "as is" and any announcements made on the day of the sale take precedence over any previously given information. On-site inspections may be completed with consideration given to soil conditions. There is no buyer's premium.

For further information, contact Jack Seuntjens, Midwestern Land & Auction, Inc. at 712-880-1234.

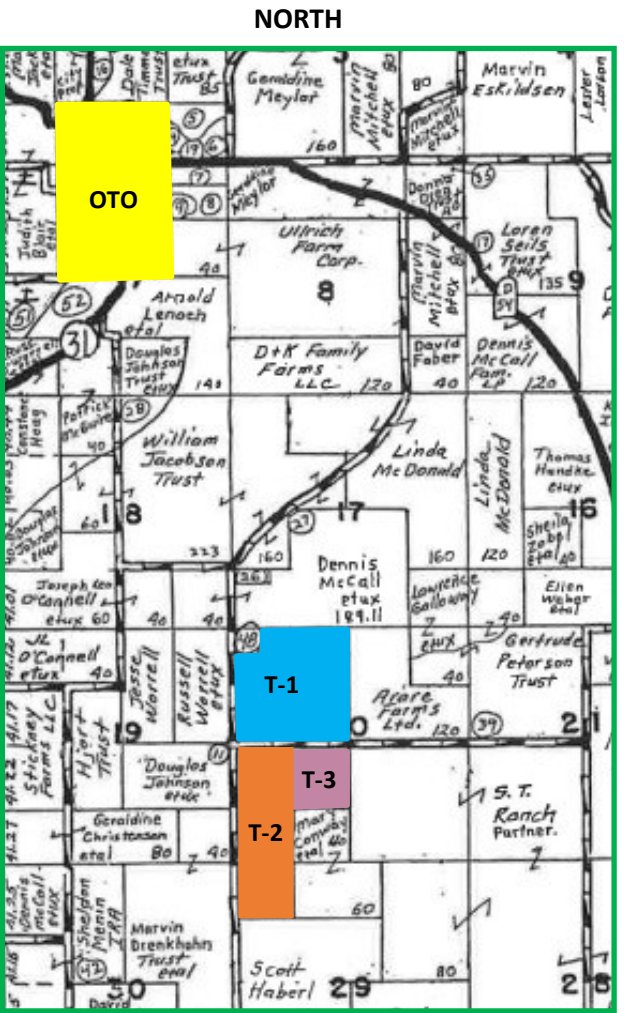
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Rose E. Cloud Revocable Trust – Owner

Upcoming Land Auction: January 10, 2022



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