

LAND AUCTION

59 Acres Clay County Section 32 Lincoln Township

Bottomland and CRP

Friday October 29, 2021 - 10:00 am

American Legion Post 394, 200 Main Street, Sioux Rapids, IA

Legal: Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) and part of the Northeast Quarter of the Southwest Quarter (Pt NE1/4 SW1/4) all in Section Thirty-two (32), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th PM, Clay County, Iowa.

Description: The Midstates Development farm is blend of cropland, CRP, and creekland. The farm contains 44 FSA crop acres, including 22.7 acres of CRP. Willow Creek flows through the farm. The farm is bordered on the west by M36

Cropland Soils: Colo, Estherville-Hawick, Wadena, CSR2 66.5

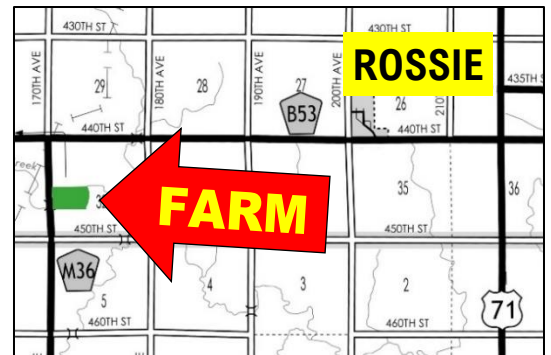


FSA Information		Cropland acres	44
Corn Base acres	42.4	Corn PLC Yield	169
CRP:	3.5 acres @ \$355.83/acre	2016-2031	
	2.3 acres @ \$300.00/acre	2017-2032	
	1.2 acres @ \$299.23/acre	2016-2031	
	5.7 acres @ \$284.53/acre	2017-2027	
	10 acres @ \$180.56/acre	2018-2033	

RE Taxes: \$1048 annually. Taxes prorated to January 1, 2022.

Terms: 10 percent down sale day, balance due at close December 15, 2021.

Possession: Possession is available for the 2022 season.

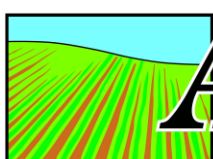


Broker's Note: The ACRE Co. is pleased to be selling this Midstates Development Company farm at public auction. This farm is a hunter's paradise with its combination of CRP, cropland, trees, and creek. The cropland and CRP contracts provide great income, with great recreation and hunting as a bonus. Take a drive to southwest Clay County and check out this little gem. See you sale day!

For more information, contact Jon or Chuck at The ACRE Company.

Seller: Midstates Development Company, LLC

Attorney: Don Hemphill, Spencer, IA



ACRE CO

Farm Real Estate

Spencer, Iowa 712-262-3529

theacresco.com

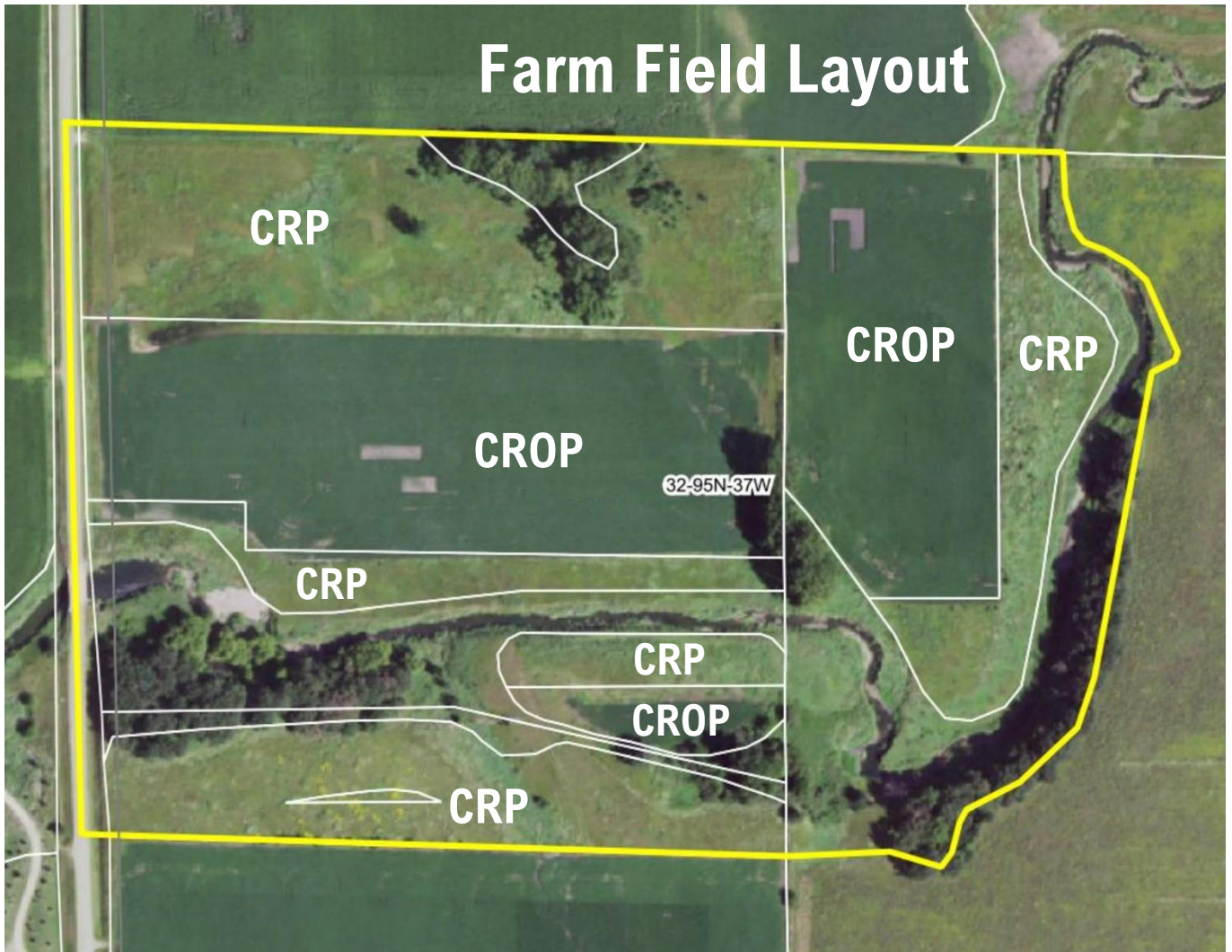
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

Austin Peterson 712-260-3678

Selling Iowa's Best!

Farm Field Layout



The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.