

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 29, 2016 at 10:00 A.M.

380 ACRES More or Less

*Cropland,
Pastureland, Timber & Ponds*

Sale Location: Deloit Community Center, 320 Maple Street, Deloit, Iowa

Property Location: 2 miles east of Deloit, Iowa on Boyer Boulevard

Legal Description: Lot One (1) of the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Five (5), Township Eighty-four (84) North **AND** The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$); the South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$); the North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$), except abandoned railroad right of way; and Lot One (1) of the South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty-two (32), Township Eighty-five (85) North, **AND** the West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) and Lot One (1) of the West Half (W $\frac{1}{2}$) of Section Thirty-three (33) **ALL** in Range Thirty-eight (38) West of the 5th P.M., Crawford County, Iowa.

Surety/AgriData Avg. CSR2: 53.4

Primary Soils: Liston-Burchard, Marshall, Judson-Gullied, & Nodaway

Tillable Acres: 318.34 ac.

Balance of acres includes: pasture, ponds, timber & road

Real Estate Taxes: \$7688 Annually

FSA Information:

Tillable Acres: 318.34 ac.

Corn Base: 63.10 ac. PLC Yield : 181 bu.

Soybean Base: 32.70 ac. PLC Yield: 50 bu.



Auctioneer's Note: Land buyers, here is your chance to purchase a large contiguous tract of rolling farmland in Crawford County. The Kiburz farm has 318.3 tillable acres with the balance of the farm containing timber, pastureland & 2 ponds. This farm would make a great land investment for row crops and grazing cattle on the stalks in the fall and winter months. Don't miss this opportunity to own a productive farm in a very progressive area.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 20, 2016. Real estate taxes to be prorated to January 1, 2017. Seller to retain 2016 cash rent. All final bids are subject to approval of seller.

Kent Kiburz, Owner

Auctioneers: Ben Hollesen 712-253-5779, Clinton Jones 712-363-3522, & Randy Pryor 712-644-7610



428 Walker St, Woodbine, IA • 712-647-2741
www.randypryorauctioneer.com



521 Grand Avenue, Spencer, IA • 712-262-3110
www.midwestlandmanagement.com

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.