

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, April 6, 2018 at 10:00 A.M.

150.1 Surveyed Acres - 2 Tracts

Dickinson County, Iowa



Sale Location: Dickinson County Expo Center, 1602 15th St., Spirit Lake, IA

Method of Sale: Successful bidder will have choice of Tract 1 and/or Tract 2.

Property Location: 3½ miles west of the intersection of Highway 86 and Highway 9 (Vick's Corner) on Highway 9 then ½ mile south on 170th Avenue.

Tract 1-129.8 Surveyed Acres, Lakeville Twp, Dickinson County, IA



Tract 1 Legal Description: Part of the Southeast Quarter (Pt. SE¼) of Section Six (6) AND Part of the Northwest Quarter of the Northeast Quarter (Pt. NW¼ NE¼) of Section Seven (7), Township Ninety-nine (99) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety Data for Tillable Acres Only:

Surety/AgriData Avg. CSR2: 74.2

Surety/AgriData Avg. CSRI: 56.7

Primary Soils: Nicollet, Clarion, Spillville, Coland-Spillville, Terril, Estherville, Belview-Storden, & Wadena

Estimated Cropland Acres: 70.14 ac. m/l

Estimated Pasture Acres: 50 ac. m/l

Real Estate Taxes: \$1,664

FSA Information (Combined with adjoining 6 Acre Tract):

Cropland Acres: 76.49 ac.

Corn Base: 47.70 ac. PLC Yield : 137 bu.

Soybean Base: 2.90 ac. PLC Yield: 35 bu.

See Reverse Side for Information on Tract 2

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW, Spencer, IA 51301

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Shane Brant • 712-301-4664

www.midwestlandmanagement.com

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

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.

Land Auction

Friday, April 6, 2018 at 10:00 A.M.

Tract 2-20.3 Surveyed Acres, Lakeville Twp., Dickinson County, IA



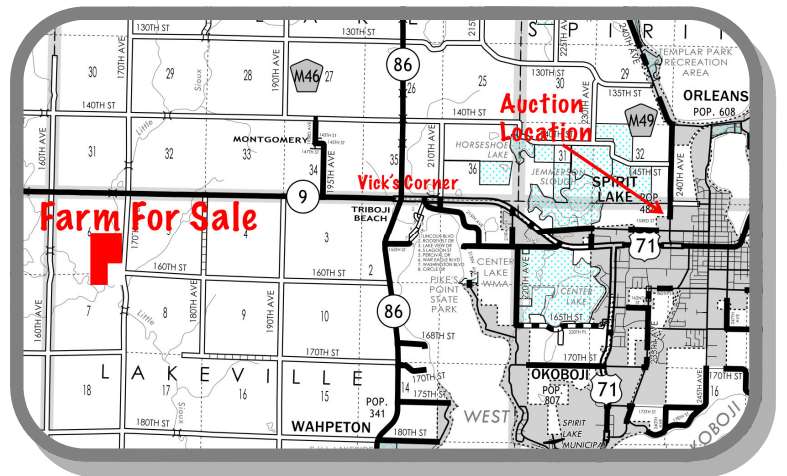
Tract 2 Legal Description: Part of the Northeast Quarter (Pt. NE $\frac{1}{4}$) of Section Seven (7) AND Part of the Southeast Quarter (Pt. SE $\frac{1}{4}$) of Section Six (6), both in Township Ninety-nine (99) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be determined by survey.

Real Estate Taxes: \$260 (est.)

Surety/AgriData Avg. CSR2: 62.4

Surety/AgriData Avg. CSRI: 49.9

Primary Soils: Calco, Spillville, Udorthents, Coland-Spillville, Omsrud-Storden and Belview-Omsrud



Auctioneer's Note: Land buyers, cattlemen & outdoor enthusiasts, here is an excellent opportunity to purchase a hard to find blended farm in Dickinson County. This has to be one of the neatest farms we've had the opportunity to sell in sometime. Ideally situated outside the hustle and bustle of the Iowa Great Lakes, this farm allows the new owner several unique opportunities - rental income and recreational enjoyment all in one. The CSR2 ratings on the pasture land are very high. Don't miss your opportunity to purchase this blended farm. This is a "lifestyle farm."

For More Information Call Travis Johnson 712-330-5345

Terms: 10% earnest money down day of sale. Balance due at closing on or before May 4, 2018. Real estate taxes to be prorated to December 31, 2017. Immediate possession for the 2018 crop season with 10% down. All final bids are subject to approval of seller.

Arlene Wells Estate and Marcia Welle, Owners

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

Attorney for Arlene Wells Estate: David Stein Jr. • Stein Law Office • Milford, Iowa

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