

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, November 14, 2018 at 10:00 A.M.

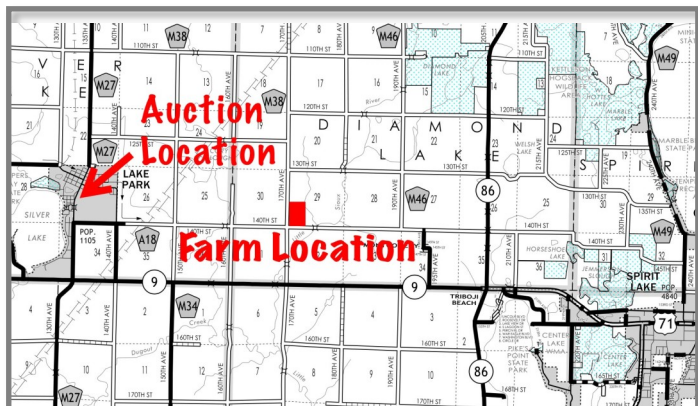


## Diamond Lake Township, Sec. 29, Dickinson County, IA

**Sale Location:** Lake Park Community Center, 903 S Market Street, Lake Park, IA

**Property Location:** 3 miles east of Lake Park, Iowa on 140th Street.

**Legal Description:** Part of the Southwest Quarter (Pt. SW<sup>1</sup>/<sub>4</sub>), Section Twenty-nine (29), Township One Hundred (100) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa containing 46.08 acres.



**Surety/AgriData Avg. CSR2:** 79.2

**Surety/AgriData Avg. CSRI:** 60

**Primary Soils:** Clarion-Storden, Terril, Clarion, Omsrud-Storden, Delft-Terril, Webster & Nicollet

**Real Estate Taxes:** \$758

### FSA Information:

Cropland Acres: 41.60 ac.

Corn Base: 29.19 ac.      PLC Yield: 151 bu.

Soybean Base: 9.75 ac.      PLC Yield: 42 bu.

**Auctioneer's Note:** Attention land buyers, what a great opportunity to purchase a smaller tract of productive Dickinson County farmland at public auction. The Drost farm is located between Lake Park and Spirit Lake just one mile north of Highway 9. The farm has been well farmed and cared for. We look forward to seeing you at the auction.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before December 14, 2018. Real estate taxes to be prorated to December 31, 2018. Farm is leased for 2019 crop year. Seller to retain 100% of 2018 income. All final bids are subject to approval of seller.

**For More Information Call Ben Hollesen 712-253-5779.**

**Duane Drost Revocable Trust and Lisa Drost, Owners**

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

**Attorney:** William Klinker • Smith, Grigg, Shea & Klinker P.C. • Primghar, Iowa

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**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.