

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 15, 2018 at 10:00 A.M.

155 Acres m/l - 2 Tracts

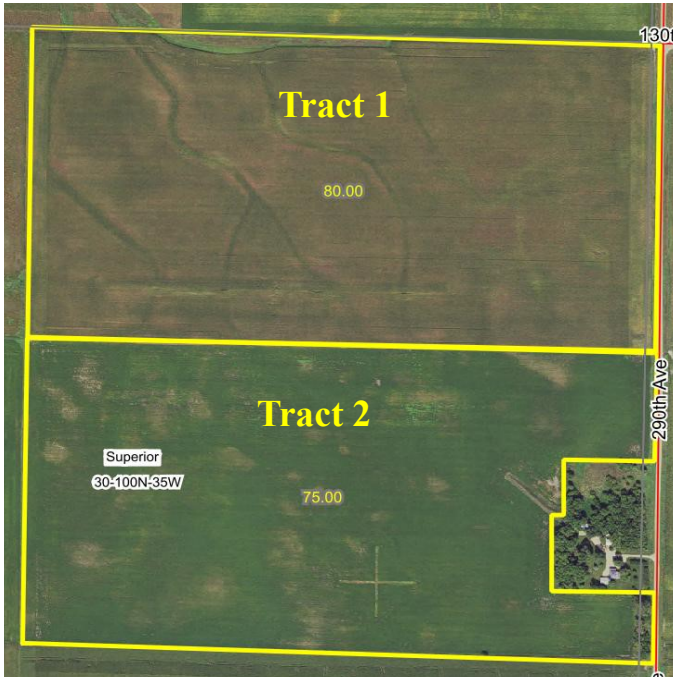


Sale Location: Arrowwood Resort & Conference Center, 1405 Hwy 71, Okoboji, IA

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

Property Location: 3½ miles east of Spirit Lake, IA on Highway 9 & 2 miles north on 290th Ave.

Tract 1 - 80 Acres ^{More or Less} Superior Township, Dickinson County, IA



Tract 1 Legal Description: The North Half of the Northeast Quarter (N½ NE¼), Section Thirty (30), Township One Hundred (100) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 85.5

Surety/AgriData Avg. CSRI: 68.2

Soils: Clarion, Webster, Nicollet, Clarion-Storden, Ocheyedan & Omsrud-Storden

Annual Real Estate Taxes For Tract 1: \$1,414

Combined FSA Information for Tracts 1 & 2:

Cropland Acres: 152.01

Corn Base: 89.10 acres PLC Yield: 143 bu.

Soybean Base: 59 acres PLC Yield: 44 bu.

See Reverse Side for Information on Tract 2

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW • PO Box 909

Spencer, IA 51301

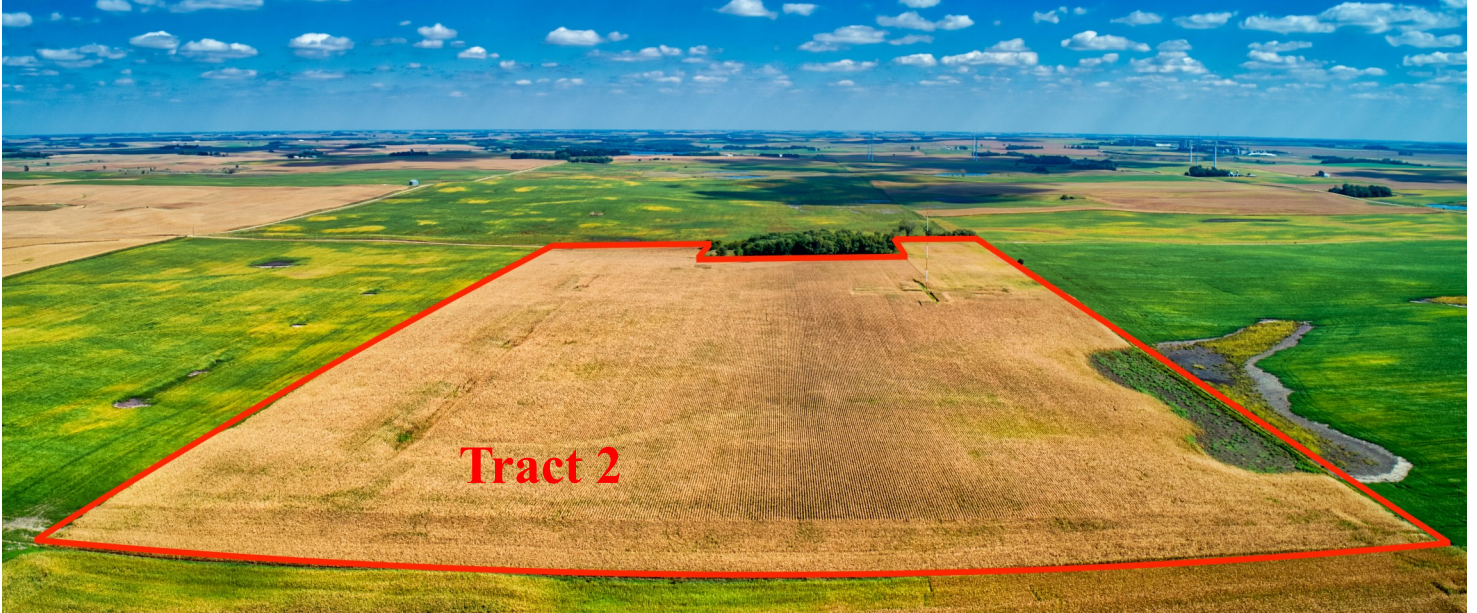
712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Land Auction

Thursday, November 15, 2018 at 10:00 A.M.



Tract 2 - 75 Acres More or Less Superior Township, Dickinson County, IA

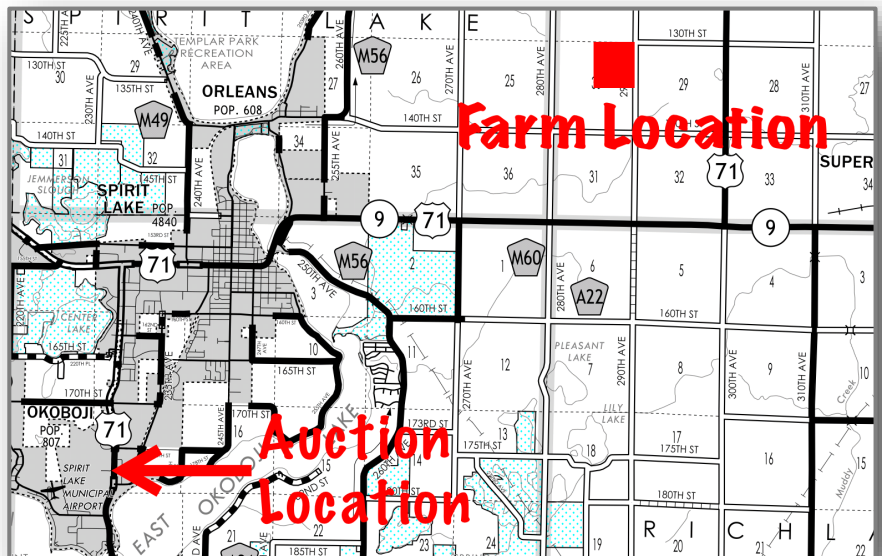
Tract 2 Legal Description: The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$), Section Thirty (30), Township One Hundred (100) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa except acreage in Parcel A.

Surety/AgriData Avg. CSR2: 85.4

Surety/AgriData Avg. CSRI: 67.9

Soils: Clarion, Nicollet, Clarion-Storden, Webster, Crippin & Canisteo

Annual Real Estate Taxes: \$1,318



Auctioneer's Note: Land buyers, here is an excellent opportunity to purchase 2 tracts of productive farmland in Dickinson County. The Hummel farms are highly tillable farms with excellent soil types. The current tenant has been a long time tenant and has farmed/managed the farm very well. Don't miss your opportunity to purchase one or both of these tracts at public auction.

For More Information Call Ben Hollesen 712-253-5779

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 17, 2018. Real estate taxes to be prorated to December 31, 2018. All final bids are subject to seller approval.

Doyne Hummel Family Trust, Owner

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

Attorney: Earl Maahs • Maahs & Walleck • Spirit Lake, Iowa

Midwest Land Management and Real Estate, Inc.

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Shane Brant • 712-301-4664

www.midwestlandmanagement.com

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.