

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, June 26, 2019 at 10:00 A.M.

194 Acres m/l - 3 Tracts Dickinson County, IA



Sale Location: Terril Public Library, 115 N State Street, Terril, Iowa

Method of Sale: Successful bidder will have choice of tracts 1, 2 and/or 3.

Tract 1 - 80 Acres More or Less Milford Township, Dickinson County, IA



Location: 5 miles east of Milford, Iowa on County Blacktop A34.

Legal Description: The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section One (1), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 86.7

Surety/AgriData Avg. CSRI: 70.5

Primary Soils: Nicollet, Clarion, Okabena, Crippin, Webster & Canisteo

Annual Real Estate Taxes: \$1,778

FSA Information:

Cropland Acres: 78.26 ac.

Corn Base: 51.60 ac. PLC Yield: 151 bu.

Soybean Base: 25.90 ac. PLC Yield: 43 bu.

See reverse side for information on Tracts 2 & 3.

Online bidding also available at www.midwestlandmanagement.com!

Auctioneer's Note: Attention Land Buyers, here is an excellent opportunity to purchase hard-to-find, highly tillable tracts of farmland in Dickinson County. The farms have been in the Dodge family for a number of years and have been very well farmed and managed. The successful bidder will have choice of all three tracts. Make plans to attend this land auction; we look forward to seeing you in Terril.

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

Zach Anderson • 712-298-1606

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

Wednesday, June 26, 2019 at 10:00 A.M.

Tract 2 - 80 Acres More or Less Center Grove Township, Dickinson County, IA



Location: 3½ miles east of Milford, Iowa on County Blacktop A34, 1 mile north on M56, then ½ mile east on 210th Street.

Legal Description: The West Half of the Southeast Quarter (W½ SE¼) of Section Thirty-five (35), Township Ninety-nine (99) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 85.6

Surety/AgriData Avg. CSRI: 69.2

Primary Soils: Webster, Crippin, Nicollet, Waldorf, and Okabena

Annual Real Estate Taxes: \$1,512

FSA Information:

Cropland Acres: 79.70 acres

Corn Base: 53.60 ac. PLC Yield: 151 bu.

Soybean Base: 26.10 ac. PLC Yield: 43 bu.

Tract 3 - 34 Acres More or Less Lloyd Township, Dickinson County, IA

Location: East of the Terril, IA city limits along N 4th Street.

Legal Description: Part of the Southeast Quarter of the Northwest Quarter (Pt. SE¼ NW¼) of Section Fifteen (15), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 83.3

Surety/AgriData Avg. CSRI: 67.8

Primary Soils: Canisteo, Crippin, Okoboji, Nicollet & Clarion

Annual Real Estate Taxes: \$800 estimated

FSA Information:

Cropland Acres: 33.10 ac.

Corn Base: 22.50 ac. PLC Yield: 151 bu.

Soybean Base: 10.60 ac. PLC Yield: 43 bu.



For more information call Ben Hollesen 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before November 6, 2019. Real estate taxes to be prorated to December 31, 2019. Sellers to retain all the 2019 cash rent. All final bids are subject to seller approval.

Heirs of the Donald Dodge Testamentary Trust & Heirs of the Anna C. Dodge Estate, Owners

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

Attorneys: Lisa Steffen • Montgomery, Barry, Bovee, Steffen & Davis • Spencer, IA

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