

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, February 26, 2020 at 10:00 A.M.

311 Acres m/l - Selling in 2 Tracts
Dickinson County, IA



Sale Location: Lake Park Community Center, 903 S Market Street, Lake Park, Iowa 51347

Property Location: 2 miles north of Lake Park, Iowa on M27 and 1½ miles west on 110th Street.

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

Tract 1 • 154 Acres m/l • Silver Lake Twp

Legal Description: The Southwest Quarter (SW 1/4) of Section Eight (8), Township One Hundred (100) North, Range Thirty-eight (38) West of the 5th PM, Dickinson County, IA.

Surety/AgriData Avg. CSR2: 86.5

Surety/AgriData Avg. CSRI: 70.5

Primary Soils: Nicollet, Webster, Clarion & Canisteo

Real Estate Taxes: \$3,192

Tract 2 • 157 Acres m/l • Silver Lake Twp

Legal Description: The Southeast Quarter (SE 1/4) of Section Eight (8), Township One Hundred (100) North, Range Thirty-eight (38) West of the 5th PM, Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 76.1

Surety/AgriData Avg. CSRI: 62.1

Primary Soils: Waldorf, Nicollet, Okoboji, Webster

Real Estate Taxes: \$2,866



FSA information for Tracts 1 & 2 Combined:
Cropland Acres: 296.21 ac.
Corn Base: 119.50 ac. PLC Yield: 153 bu.
Soybean Base: 109.80 ac. PLC Yield: 39 bu.

Auctioneer's Note: Land buyers, here is a great opportunity to purchase tracts of productive farmland in Dickinson County with an open lease for 2020 crop year.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before March 26, 2020. Real estate taxes to be prorated to December 31, 2019. Farm has an open lease for the 2020 crop season. All final bids are subject to seller approval.

Terrafact Inc., Owner

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

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.