

Midwest Land Management and Clinton Jones

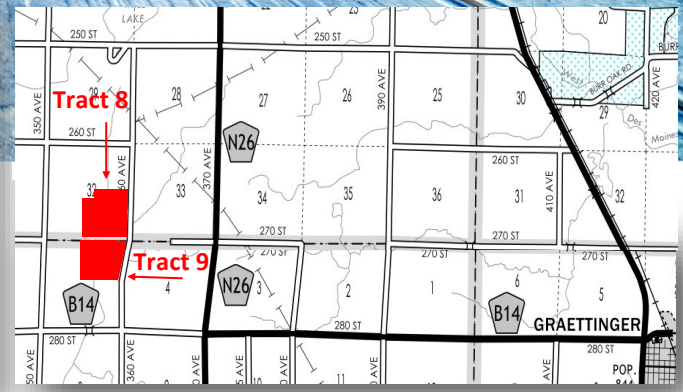
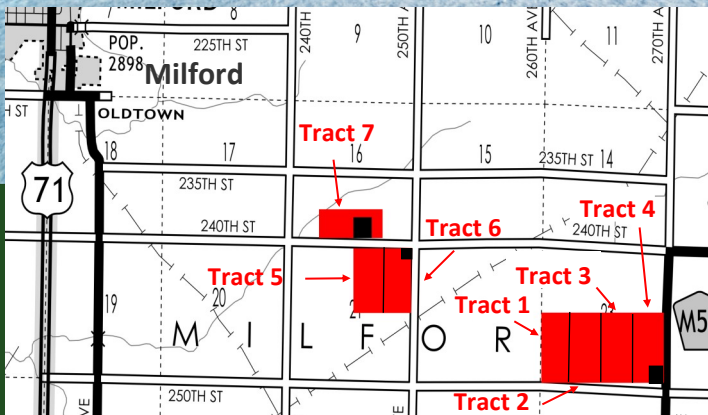
# LAND AUCTION

Live Simulcast Auction on April 7 at 10:00 A.M.

**827 Acres m/l**

**Located in Dickinson, Palo Alto  
and Emmet Counties**

**Auction  
Update\***



**\*Previously scheduled to be held at the Terril Public Library, this auction has been changed to a live simulcast auction with online bidding.**

**To bid online visit [www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)**

**If you have questions regarding online bidding or prefer to bid by phone, please call ~ Ben Hollesen 712-253-5779 • Travis Johnson 712-330-5345  
Shane Brant 712-301-4664 or Zach Anderson 712-298-1606**

& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT

# Tracts 1-4



## Tract 1 - 80.41 Surveyed Acres

**Legal Description:** The West Half of the Southwest Quarter (W $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Twenty-three (23), Township Ninety-eight (98) North, Range Thirty-six West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 88.5

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

**Real Estate Taxes:** \$1,852



## Tract 3 - 80.46 Surveyed Acres

**Legal Description:** The West Half of the Southeast Quarter (W $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section Twenty-three (23), Township Ninety-eight (98) North, Range Thirty-six West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 87.9

**Soils:** Nicollet, Webster, Crippin, Waldorf, Okabena & Clarion

**Real Estate Taxes:** \$1,838



## Tract 2 - 80.40 Surveyed Acres

**Legal Description:** The East Half of the Southwest Quarter (E $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Twenty-three (23), Township Ninety-eight (98) North, Range Thirty-six West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 89.2

**Soils:** Nicollet, Clarion, Crippin, Canisteo, Webster & Waldorf

**Real Estate Taxes:** \$1,856

**Grain Bins:** (1) 48' x 15' grain bin with fan, 23,993 bu. capacity, built in 1974  
(1) 30' x 17' grain bin with dryer, 10,525 bu. capacity, built in 1990

## Tract 4 - 75.11 Surveyed Acres

**Legal Description:** The East Half of the Southeast Quarter (E $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section Twenty-three (23), Township Ninety-eight (98) North, Range Thirty-six West of the 5th P.M., Dickinson County, Iowa except 4.05 acre acreage in the Southeast Corner. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 87.6

**Soils:** Nicollet, Webster, Clarion, Waldorf & Okabena

**Real Estate Taxes:** \$1,658

### FSA Information for Tracts 1-4 Combined

Cropland Acres: 309.15 ac.

Corn Base: 307.80 ac. PLC Yield: 170 bu.



## Tract 5 - 80.25 Surveyed Acres

**Legal Description:** The West Half of the Northeast Quarter (W $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section Twenty-one (21), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5<sup>th</sup> P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 88.4

**Primary Soils:** Nicollet, Crippin, Okabena, Webster, Clarion & Waldorf

**Real Estate Taxes:** \$1,632



## Tract 6 - 73.34 Surveyed Acres

**Legal Description:** The East Half of the Northeast Quarter (E $\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section Twenty-one (21), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5<sup>th</sup> P.M., Dickinson County, Iowa except 5.90 acre acreage in the Northeast Corner. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 85.4

**Soils:** Nicollet, Webster, Crippin, Okobojo, Harps, Okabena & Clarion

**Real Estate Taxes:** \$1,412

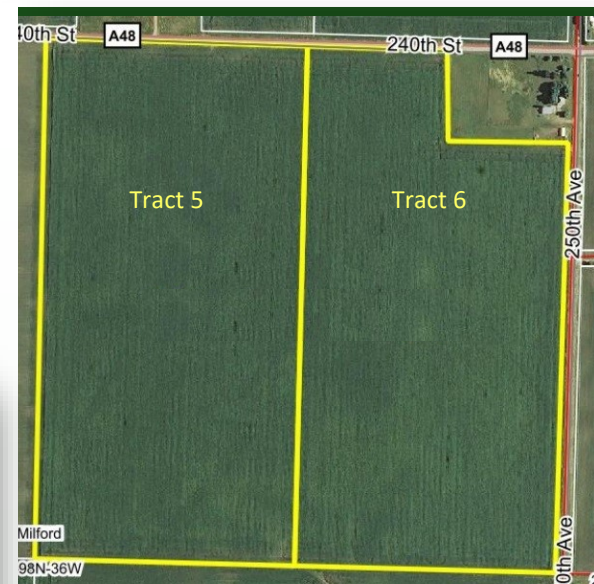


### FSA Information for Tract 7

Cropland Acres: 65.73 acres

Corn Base: 49.27 acres      PLC Yield: 130 bu.

Soybean Base: 16.43 acres      PLC Yield: 32 bu.



### FSA Information for Tracts 5 & 6 Combined

Cropland Acres: 152 acres

Corn Base: 151.9 acres

Corn PLC Yield: 177 bu.

## Tract 7 - 66 Acres m/l

**Legal Description:** The Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$  SW $\frac{1}{4}$ ) AND the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section Sixteen (16), Township Ninety-eight (98) North, Range, Thirty-six (36) West of the 5<sup>th</sup> P.M., Dickinson County, Iowa except acreage.

**Surety/AgriData Avg. CSR2:** 56.7

**Primary Soils:** Talcot, Wadena, Biscay, Harps, Canisteo, Cylinder & Nicollet

**Real Estate Taxes:** \$888



## Tracts 8 & 9



### Tract 8 - 158.66 Acres m/l

**Legal Description:** Part of the East Half (Pt. E $\frac{1}{2}$ ) AND part of the Southwest Quarter (Pt SW $\frac{1}{4}$ ) of Section Thirty-two (32) lying east of an existing drainage ditch, all in Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th PM, Emmet County, Iowa.

**Surety/AgriData Avg. CSR2:** 62.7

**Primary Soils:** Klossner, Canisteo, Harps, Clarion & Okoboji

**Real Estate Taxes:** \$3,392

#### FSA Information for Tract 8

Cropland Acres: 150.25

Corn Base: 89.60 ac. PLC Yield: 151 bu.

Soybean Base: 58.20 ac. PLC Yield: 41 bu.

### Tract 9 - 129.66 Acres m/l

**Legal Description:** Part of the Fractional Northeast Quarter (Fr. NE $\frac{1}{4}$ ) of Section Five (5), Township Ninety-seven (97) North Range Thirty-four (34) West of the 5th PM, Palo Alto County, Iowa.

**Surety/AgriData Avg. CSR2:** 78.6

**Primary Soils:** Canisteo, Nicollet, Clarion, Storden & Harps

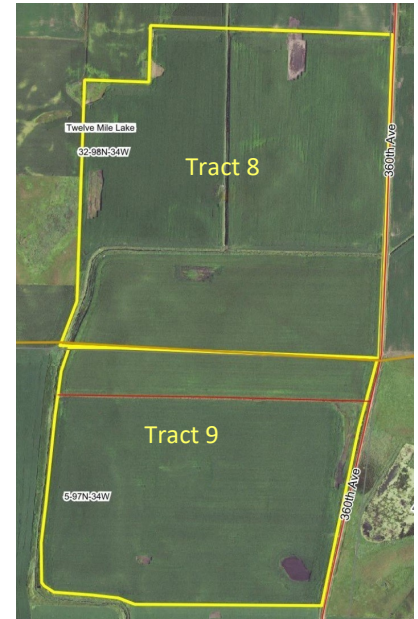
**Real Estate Taxes:** \$3,804

#### FSA Information for Tract 9

Cropland Acres: 124.11

Corn Base: 75.40 ac. PLC Yield: 151 bu.

Soybean Base: 48.70 ac. PLC Yield: 41 bu.



**Method of Sale:** Successful bidder will have choice of tracts.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before June 4, 2020. Real estate taxes to be prorated to December 31, 2019. Property subject to cash lease agreement. Buyer to receive 100% of 2020 cash rent payments with the first half cash rent payment credited to buyer at closing. All final bids are subject to approval of seller.

## **Lyle J. Westergard Family Trust & Lyle Westergard Corporation, Owners**

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

**Attorney:** Bridget Bailey • Bailey Law PLLC • Spencer, IA

**For More Information Contact Shane Brant 712-301-4664**

### Midwest Land Management and Real Estate, Inc.

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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.