

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, July 14, 2020 at 10:00 A.M.

**133.61 Surveyed Acres**  
**Dickinson County, IA**



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

**Property Location:** 5 miles north of Terril, Iowa on County Blacktop N14



**Legal Description:** Parcel E located in the West Half (W½) of Section Fifteen (15), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, IA containing 133.61 surveyed acres.

**Surety/AgriData Avg. CSR2:** 78.9

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

**Annual Real Estate Taxes:** \$2,499 (estimated)

**Estimated FSA information after farm is reconstituted by the Dickinson County FSA Office:**

Cropland Acres: 127.06 (including 12 CRP acres)

CRP Acres: 12.0 CRP Annual Payments: \$3,151

Current Tillable Acres: 115.06

**Auctioneer's Note:** Attention Land Buyers, don't miss your chance to purchase high quality Iowa farmland in the Iowa Great Lakes Region. This farm contains highly productive farmland along with CRP acres which allow for great conservation and recreation. The farm is ideally located on County Blacktop N14 and is within 3 miles of strong local grain markets. We look forward to seeing you at the land auction in Terril.

**For more information call Ben Hollesen • 712-253-5779**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before August 14, 2020. Seller reserves the right to reject any and all bids. Taxes prorated to July 1, 2020. Buyer to receive assignment at closing of existing lease pertaining to the real estate sold, including second (50%) rent payment due 11/01/2020. Buyer agrees to assume the existing CRP Contracts.

**15-99-35 LLC, Owner**

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

**Attorney:** Michael Bovee • Montgomery, Barry, Bovee, Steffen & Davis • Spencer, Iowa

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

**Ben Hollesen • 712-253-5779**

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**www.midwestlandmanagement.com**

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

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.