

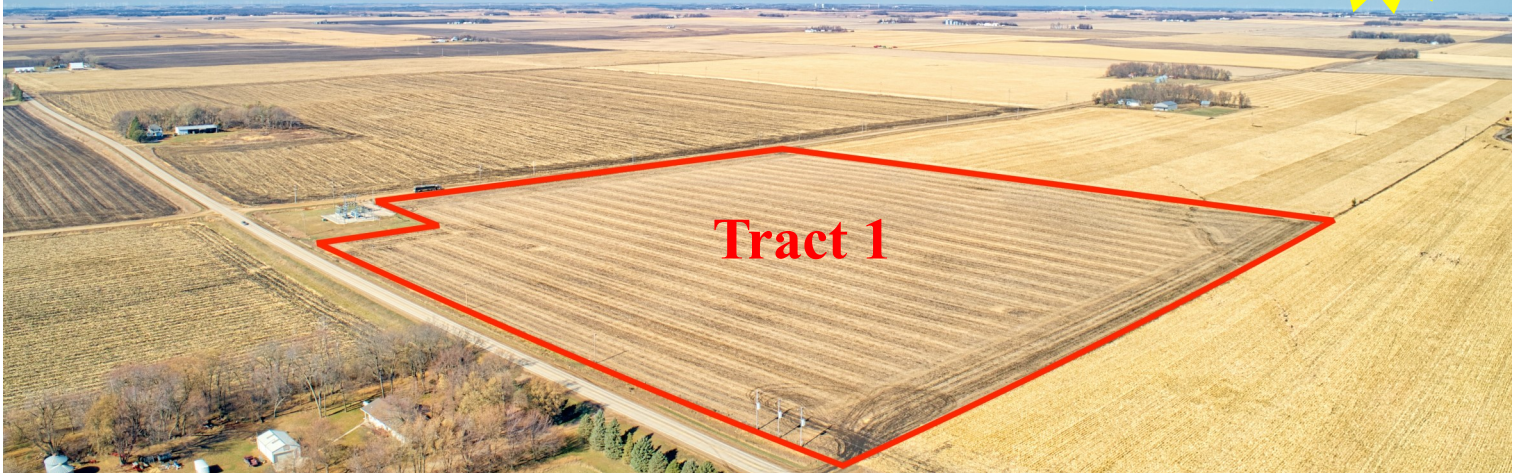
Midwest Land Management and Clinton Jones

# LAND AUCTION

Virtual Online Auction - December 9 at 10:00 AM

**158 Acres m/l  
Selling in 2 Tracts**

**Now  
Online  
Only!**



## **Tract 1 - 38 Acres m/l • Lloyd Township, Dickinson County, IA**

**Location:** 1 mile north of Terril, Iowa on County Road N14 and 1¼ miles west on Country Road A34.

**Legal Description:** The Southwest Quarter of the Southwest Quarter of Section Five (5), Township Ninety-eight (98) North, Range Thirty-five West of the 5th PM in Dickinson County, IA EXCEPT for 1 acre m/l parcel in the Southwest Corner.

**Tillable Acres:** 36

**Surety/AgriData Avg. CSR2:** 88.1

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

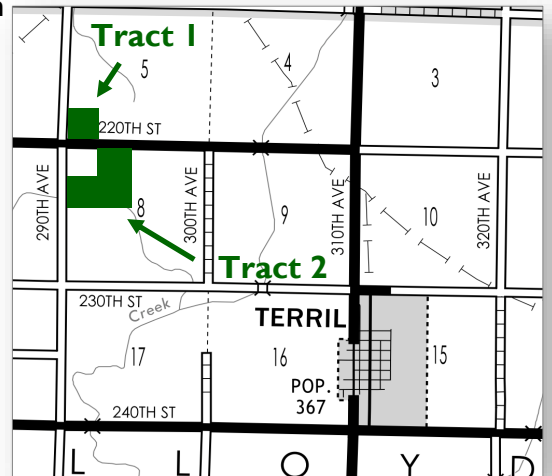
**Annual Real Estate Taxes:** \$964

### **FSA Information for Tracts 1 & 2 Combined:**

Cropland Acres: 142.6 ac.

Corn Base: 70.1 ac. Corn PLC Yield: 151 bu.

Soybean Base: 70 ac. Soybean PLC Yield: 41 bu.



**Note:** Previously scheduled to be held at the Terril Library, this auction has been changed to a virtual online auction and will take place on Wednesday, December 9 at 10:00 am with a live auctioneer. Please register to bid prior to December 9 by visiting [www.midwestlandmanagement.com](http://www.midwestlandmanagement.com) and following the "Bid Online" link. Bids can be placed prior to the auction or live during the auction.

**For more information call Travis Johnson • 712-330-5345**

**The Marjorie R. Husen Family Trust, Owner**

**Auctioneers:** Ben Hollesen 712-253-5779 • 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**

**Zach Anderson • 712-298-1606**

**[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)**

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

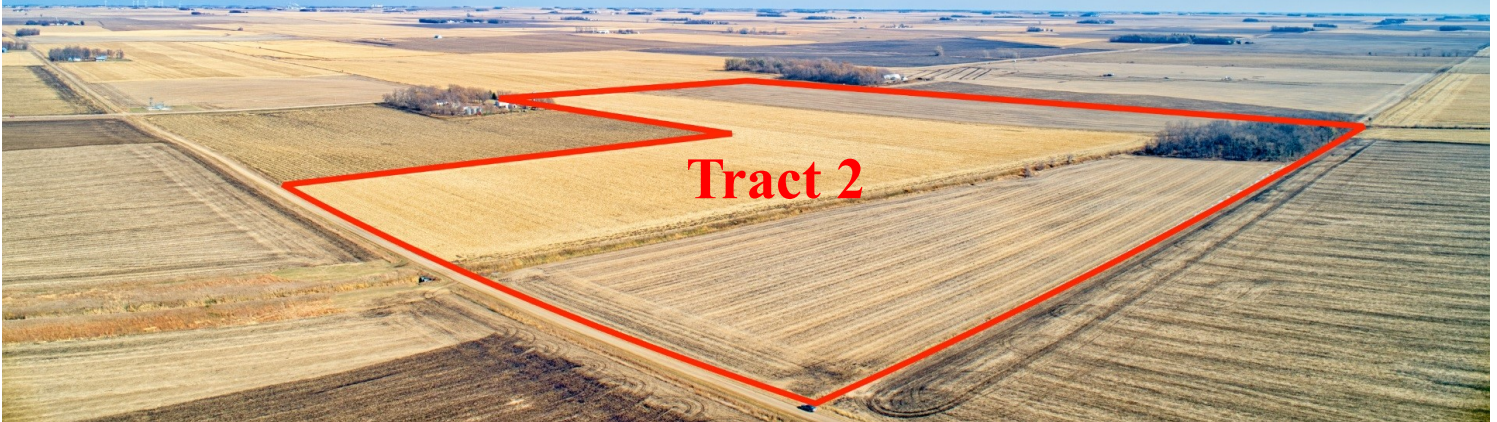
Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage 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.



# Land Auction

Wednesday, December 9, 2020 at 10:00 A.M.

## 158 Acres m/l Selling in 2 Tracts



### Tract 2 - 120 Acres m/l • Lloyd Township, Dickinson County, IA

**Location:** 1 mile north of Terril, Iowa on County Road N14 and 1½ miles west on Country Road A34.

**Tract 2 Legal Description:** The Northeast Quarter of the Northwest Quarter (NE¼ NW¼) AND the South Half of the Northwest Quarter (S½ NW¼) of Section Eight (8), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th PM, Dickinson County, IA.

**Tillable Acres:** 106.6

**Surety/AgriData Avg. CSR2:** 85.5

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

**Annual Real Estate Taxes:** \$2,854



**Auctioneer's Notes:** Farmers and Investors, don't miss this excellent opportunity for a long term, agricultural investment in the Iowa Great Lakes area. Tract 1 is a small, affordable tract of land with excellent soils and a CSR2 value of 88.1. Tract 2 features 106.6 tillable acres as well as a small parcel of timberland for your recreational enjoyment. Both tracts are ideally located on a hard-surface road in a very productive neighborhood.

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

**If you have questions regarding online bidding, please call ~**  
Ben Hollesen 712-253-5779 • Travis Johnson 712-330-5345 • Shane Brant 712-301-4664  
Zach Anderson 712-298-1606 or our office at 712-262-3110

**Method of Sale:** Successful bidder will have a choice of Tract 1, Tract 2 or both tracts.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before January 31, 2021. Real estate taxes to be prorated to December 31, 2020. All final bids are subject to seller approval.

**The Marjorie R. Husen Family Trust, Owner**

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

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

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

2506 11th Avenue SW, Spencer, IA 51301

**Ben Hollesen** • 712-253-5779

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