

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, July 1, 2021 at 10:00 a.m.

**152.66 Surveyed Acres
Selling in 2 Tracts**



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

Tract 1-78.71 Surveyed Acres • Lakeville Township, Dickinson County, IA

Location: 4 miles east of Lake Park, IA on Highway 9, 1 mile south on 170th Ave. & 1 mile east on 160th St.

Tract 1 Legal Description: The West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Nine (9), Township Ninety-Nine (99) North, Range Thirty-Seven (37) West of the 5th P.M., Dickinson County, IA. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 85.7

Surety/AgriData Avg. CSRI: 69.5

Primary Soils: Nicollet, Clarion, Canisteo & Webster

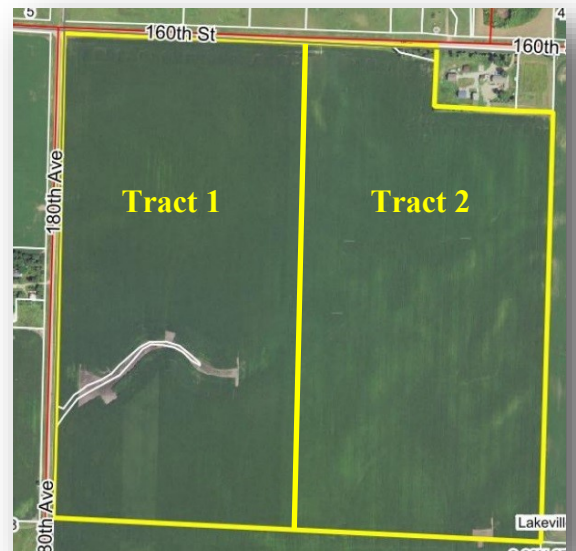
Annual Real Estate Taxes: \$1,582

FSA Information Tract 1 & Tract 2 Combined:

Cropland Acres: 148.93 ac.

Corn Base: 73.45 ac. Corn PLC Yield: 151 bu.

Soybean Base: 73.45 ac. Soybean PLC Yield: 45 bu.



For more information contact Ben Hollesen • 712-253-5779

Narey Farm, LLC, Owner

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

Attorney: John Bjornstad • Bjornstad Law Office • 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

Jerod Olson ~ 712-240-2800 • Chris Clark ~ 712-369-1531

www.midwestlandmanagement.com

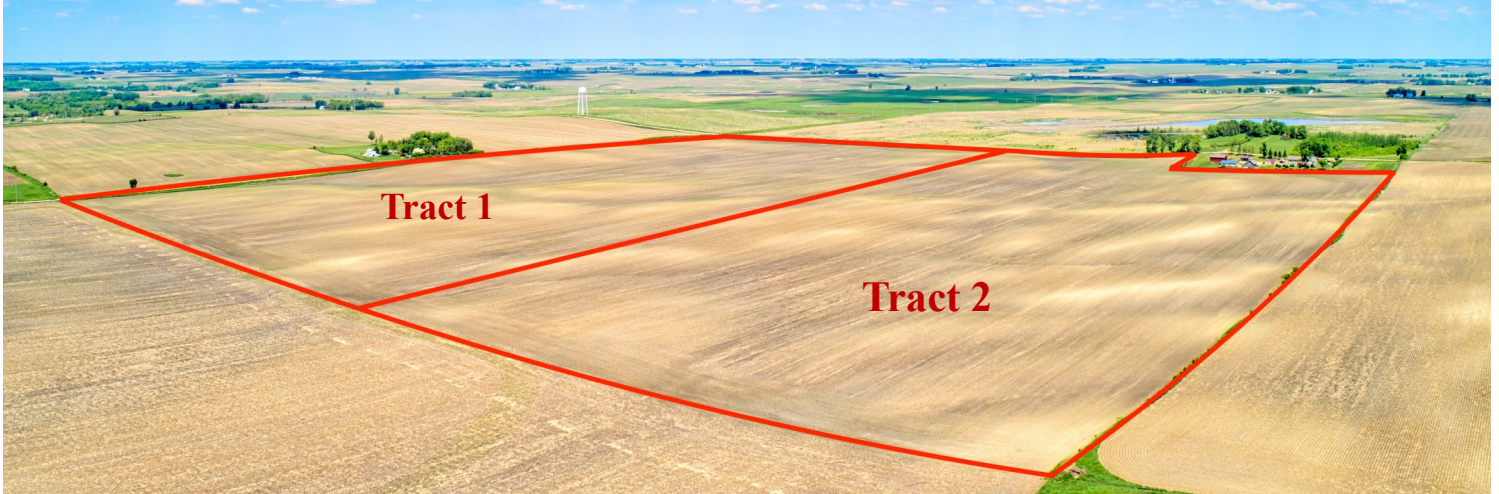
MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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

Thursday, July 1, 2021 at 10:00 A.M.

152.66 Acres m/l
Selling in 2 Tracts



Tract 2-73.95 Surveyed Acres • Lakeville Township, Dickinson County, IA

Location: 4 miles east of Lake Park, IA on Highway 9, 1 mile south on 170th Ave. & 1½ mile east on 160th St.

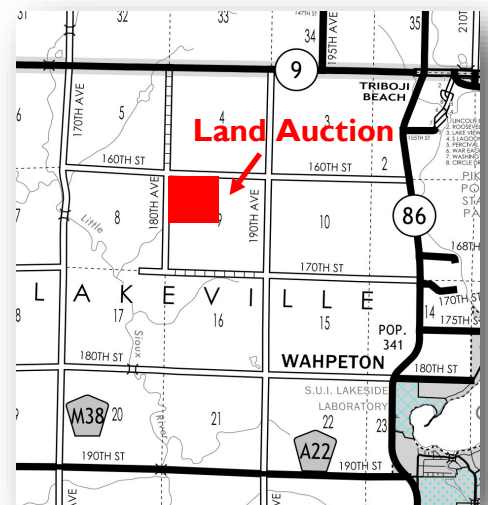
Tract 2 Legal Description: The East Half (E½) of the Northwest Quarter (NW¼) of Section Nine (9), Township Ninety-Nine (99) North, Range Thirty-Seven (37) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 85.3

Surety/AgriData Avg. CSRI: 68.1

Primary Soils: Nicollet, Clarion, Canisteo & Clarion-Storden

Annual Real Estate Taxes: \$1,522



Auctioneer's Notes: What a great opportunity to purchase productive farmland in Dickinson County. The Narey farms are high tillable tracts of farmland with very productive soils. The farms will be offered as choice with the successful bidder being able to purchase tract 1, tract 2 or both tracts. Make plans to attend the Narey Farm, LLC land auction; we look forward to seeing you at the auction.

To bid online visit www.midwestlandmanagement.com

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 August 3, 2021. Real estate taxes to be prorated to June 30, 2021. Buyer to receive the second half cash rent from the tenant. Farm to be surveyed and sold on surveyed acres. All final bids are subject to seller approval.

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