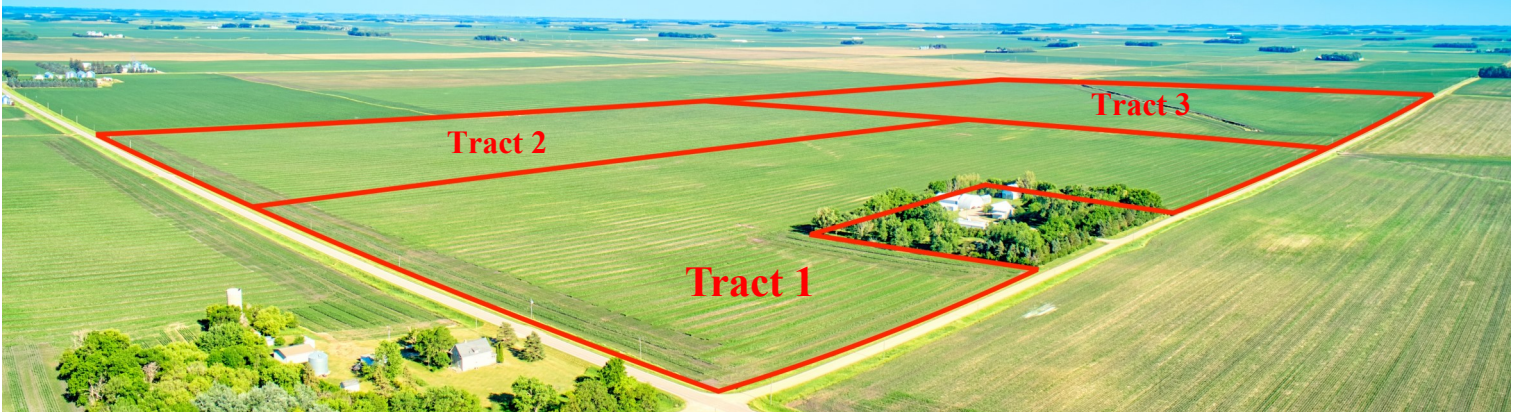


LAND AUCTION

Wednesday, August 4, 2021 at 10:00 A.M.

314.3 Surveyed Acres Selling in 3 Tracts



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

Method of Sale: Successful bidder will have choice of Tract 1, Tract 2 and/or Tract 3.

Tract 1-73.8 Surveyed Acres • Richland Township, Dickinson County, Iowa

Tract 1 Location: 3 miles north of Terril, IA on N1/4 & 2 miles east on A31.

Legal Description: The West Half of the Northwest Quarter (W¹/₂ NW¹/₄) of Section Thirty-six (36), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th PM in Dickinson County, Iowa except 6.43 acre acreage. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 87.5

Surety/AgriData Avg. CSRI: 71.6

Primary Soils: Canisteo, Nicollet, Crippin, Webster & Okabena

Annual Real Estate Taxes: \$1,860



FSA Information for Tracts 1-3 Combined:

Cropland Acres: 301.74

Corn Base: 150.85 ac. Corn PLC Yield: 203 bu.

Soybean Base: 150.85 ac. Soybean PLC Yield: 46 bu.

See reverse side for information on Tracts 2 & 3.

Stacy Olson, Don E. Olson Testamentary Trust, Holly Olson, Jane Black, Julie Jorgenson Estate, Shirley Olson, Lesa Manning, Steven Olson, Erik Olson & Mark Olson, Owners

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

Attorney: Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, IA

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

Wednesday, August 4, 2021 at 10:00 A.M.

Tract 2 - 80.14 Surveyed Acres • Richland Township, Dickinson County, Iowa

Tract 2 Location: 3 miles north of Terril, IA on N14 & 2¼ miles east on A31.



Legal Description: The East Half of the Northwest Quarter (E½ NW¼) of Section Thirty-six (36), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th PM in Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 86.4

Surety/AgriData Avg. CSRI: 70.5

Primary Soils: Canisteo, Crippin, Webster & Clarion

Annual Real Estate Taxes: \$2,046

Tract 3 - 160.36 Surveyed Acres • Richland Township, Dickinson County, Iowa

Tract 3 Location: 3 miles north of Terril, IA on N14, 2 miles east on A31 & ½ mile south on 330th Ave.

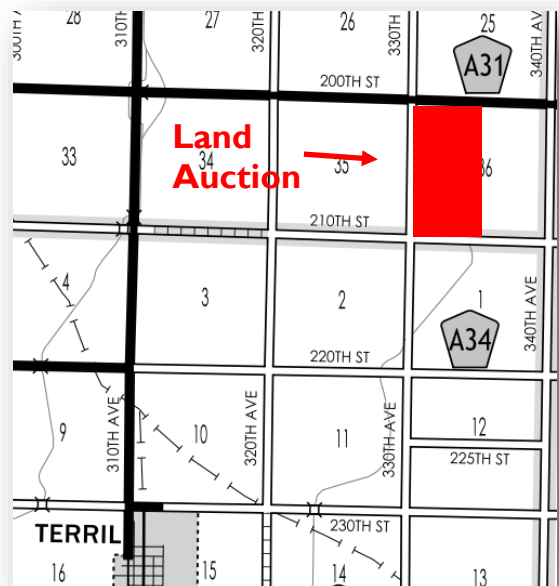
Legal Description: The Southwest Quarter (SW¼) of Section Thirty-six (36), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th PM in Dickinson County, IA. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 85.5

Surety/AgriData Avg. CSRI: 70.5

Primary Soils: Canisteo, Nicollet, Clarion & Okabena

Annual Real Estate Taxes: \$3,768



Auctioneer's Notes: Farms of this size and quality rarely become available in this area. The Olson farm offers great soils and ample tile outlets to county drainage. It has been well cared for by the same tenants for many years and has been owned by the family for four generations. Whether you're looking for farmland as an investment to lease out or to farm yourself, this farm will be an excellent opportunity for anyone.

For more information call Shane Brant 712-301-4664.

Terms: 10% earnest money down day of sale. Balance due at closing on or before November 3, 2021. Real estate taxes to be prorated to December 31, 2021. Sellers to retain 100% of 2021 cash rent. Farm has an open lease for 2022 crop year. Farm is currently enrolled in a wind project lease and easement agreement. All final bids are subject to seller approval.

Stacy Olson, Don E. Olson Testamentary Trust, Holly Olson, Jane Black, Julie Jorgenson Estate, Shirley Olson, Lesa Manning, Steven Olson, Erik Olson & Mark Olson, Owners

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