

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 4, 2021 at 10:00 a.m.

**160.14 Surveyed Acres
Selling in 2 Tracts**



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

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

Tract 1 - 80.21 Surveyed Acres • Lloyd Township, Dickinson County, IA

Location: 1½ miles east of Terril, Iowa on 230th Street.

Tract 1 Legal Description: The North Half of the Northwest Quarter (N½ NW¼) of Section Thirteen (13), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 85.2

Surety/AgriData Avg. CSRI: 69.4

Primary Soils: Nicollet, Canisteo, Webster

Annual Real Estate Taxes: \$2,700

Acreage Features:

- 2 Story Home built in 1900
- 1,208 square feet
- 3 Bedrooms, 1 Bathroom
- Detached Double Garage
- Wood Deck



Frank Rose Revocable Trust & Lucille Rose Revocable Trust, Owners

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis • Spencer, 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.

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160.14 Surveyed Acres Selling in 2 Tracts



Tract 2 - 79.93 Surveyed Acres • Lloyd Township, Dickinson County, IA

Location: 1½ miles east of Terril, Iowa on 230th Street & ¼ mile south on 330th Avenue.

Tract 2 Legal Description: The South Half of the Northwest Quarter (S½ NW¼) of Section Thirteen (13), Township Ninety-eight (98) North, Range Thirty-five (35), West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 86.8

Surety/AgriData Avg. CSRI: 71.1

Primary Soils: Nicollet, Clarion, Webster, Canisteo, Waldorf

Annual Real Estate Taxes: \$2,238



FSA Information for Tracts 1 & 2 Combined:

Cropland Acres: 148.58

Corn Base: 82.1 ac. Corn PLC Yield: 171 bu.

Soybean Base: 65 ac. Soybean PLC Yield: 45 bu.

Auctioneer's Notes: Attention land buyers, don't miss this opportunity to purchase a hard to find highly tillable tract of Dickinson County farmland at public auction. These highly productive farms have great soils and boast an 85.2 and 86.8 CSR2 soils rating. Come explore all the possibilities this farm and acreage have to offer. Make plans to attend the auction on November 4th.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 21 2021. Real estate taxes to be prorated to December 31, 2021. Buyer of Tract 1 responsible for updating the septic system. All final bids are subject to seller approval.

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