

Midwest Land Management

LAND AUCTION

Online Only-Bidding Ends November 10, 2021 at 5:00 P.M.

37 Acres m/l Cropland & Recreational Land



Property Location: 2 miles west of Fort Dodge, Iowa on Parker Drive.

Legal Description: The Fractional South Half of the Northwest Quarter (Fr. S½ NW¼) in Section Twenty-seven (27), Township Eighty-nine (89) North, Range Twenty-nine (29) West of the 5th P.M., Webster County, Iowa except the Railroad Right-of-Way.

FSA Cropland Acres: 18.52 acres

Cropland Surety/AgriData Avg. CSR2: 80.9

Cropland Surety/AgriData Avg. CSRI: 67.2

Primary Soils: Clarion, Omsrud-Storden, Clarion-Storden

Real Estate Taxes: \$652



Auctioneer's Note: Outdoor Enthusiasts, don't miss this opportunity to purchase a diverse tract of land! Located two miles west of Fort Dodge, this well-cared for farm is ready for any buyer. With trails throughout the recreational property and existing leases on the tillable land, this farm will make a great addition to any portfolio.

To bid online visit www.midwestlandmanagement.com

For more information, call Zach Anderson at 712-298-1606

Terms: 10% earnest money will be due on the day of the sale. Balance due at closing on or before January 15, 2022. Real estate taxes to be prorated to December 31, 2021. All final bids are subject to seller approval.

Peed Farms, LLC • Owner

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.