

Midwest Land Management and Clinton Jones

LAND AUCTION

Monday, November 15, 2021 at 10:00 AM

**160 Acres m/l
Dickinson County, IA**



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

Property Location: 5 miles north of Terril, IA on N14 & 1 mile west on 180th St.

Legal Description: The Southeast Quarter (SE¹/₄) of Section Seventeen (17), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 79.4

Surety/AgriData Avg. CSRI: 63.5

Primary Soils: Okoboji, Clarion, Nicollet, Canisteo & Webster

Annual Real Estate Taxes: \$2,984

FSA Information:

Cropland Acres: 152.93 acres

Corn Base: 107.20 acres Corn PLC Yield: 137

Soybean Base: 45.70 acres Soybean PLC Yield: 38



Auctioneer's Note: The Northey farm offers some very heavy soils and great access to a county tile with a 20" county tile outlet on the south end. The farm has had a significant amount of tile added over the years to improve the whole farm drainage. This farm would be a great addition to any farm operation or investment portfolio for any type of Iowa weather.

**For more information call Shane Brant at 712-301-4664
or Ben Hollesen at 712-253-5779**

Terms: 10% earnest money due day of sale. Balance due at closing on or before December 22, 2021. Real estate taxes to be prorated to December 31, 2021. All final bids are subject to seller approval.

William Northey, Owner

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis, LLP • 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

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www.midwestlandmanagement.com

**MIDWEST LAND
MANAGEMENT**

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.