

Tract 7



Tract 7 - 158.74 Surveyed Acres

Legal Description: The Southwest Quarter (SW¼) of Section Sixteen (16), Township Ninety-eight (98) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

CRP Acres: 2.20 acres

Annual CRP Payment: \$737 (\$334.80 per acre)

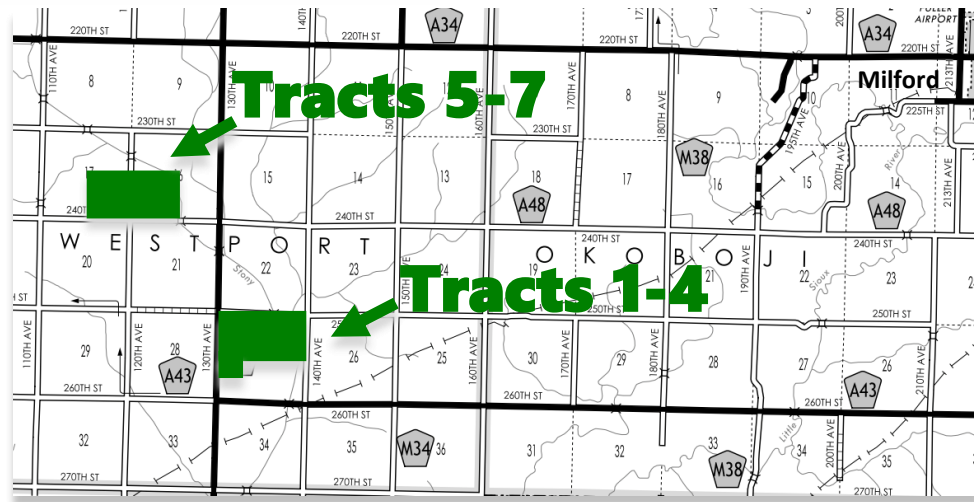
CRP Contract Expiration: 9/30/2025

Surety/AgriData Avg. CSR2: 77.9

Surety/AgriData Avg. CSR1: 61.8

Primary Soils: Wadena, Sac, Everly, McCreath

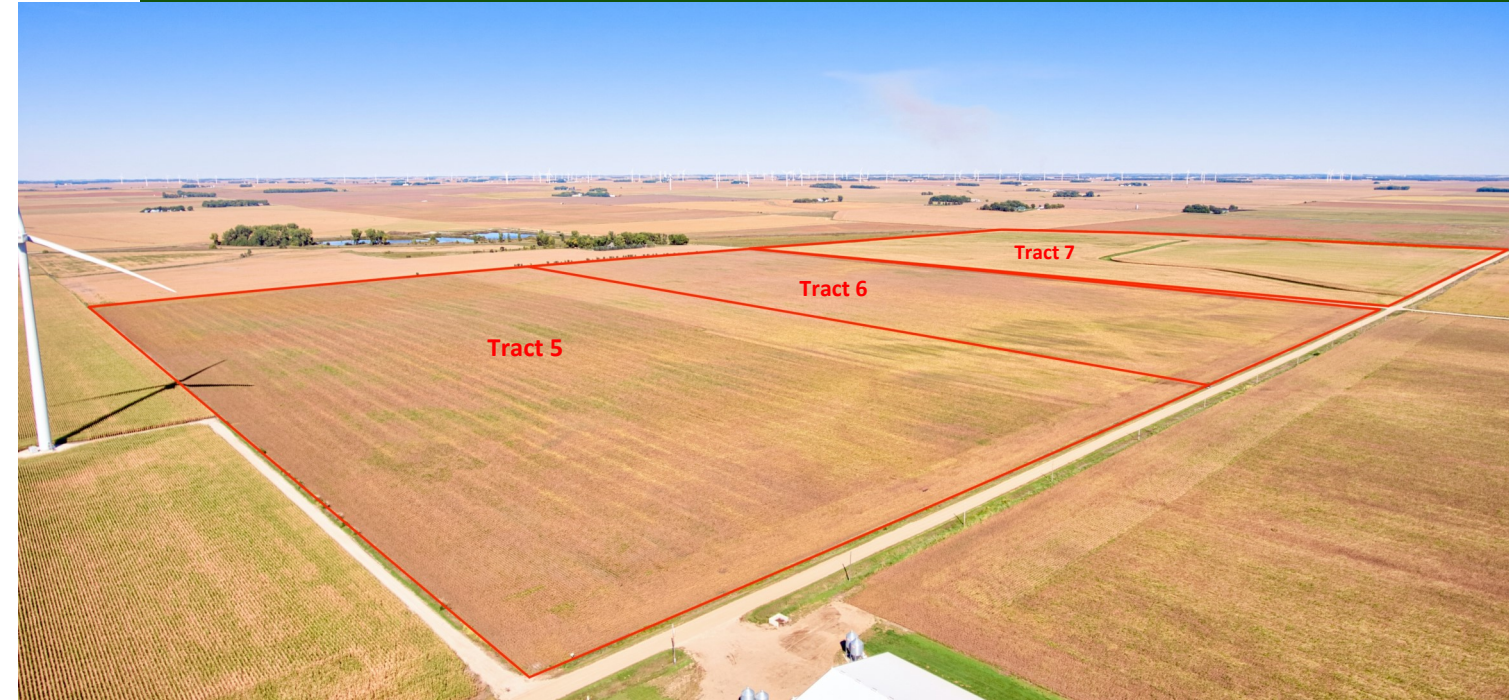
Real Estate Taxes: \$2,962



Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, November 12, 2021 at 10:00 A.M.



Method of Sale: Successful bidder will have choice of tracts.

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. Seller to retain all 2021 cash rent and CRP payments. Farm has an open lease for the 2022 crop year. All final bids are subject to approval of seller.

Stony Creek Farms Inc., Owner

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

Attorney: John Bjornstad • Bjornstad Law Office • Spirit Lake, IA

For More Information Contact Shane Brant 712-301-4664

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

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.

666.7 Acres • Dickinson County, IA
Selling in 7 Tracts

Sale Location: Milford Community Center
806 N Avenue, Milford, Iowa

**Excellent
Soils!**

What a great opportunity to purchase a choice of tracts in a small area. The Stony Creek Farms have been well cared for and well managed for many years. This sale offers a variety of tract sizes and soil types for any type of land investment. With Stony Creek running through or near each tract it provides a great outlet for tile. Don't miss this opportunity to purchase a farm that rarely becomes available.

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

MIDWEST LAND
MANAGEMENT

Tract 1

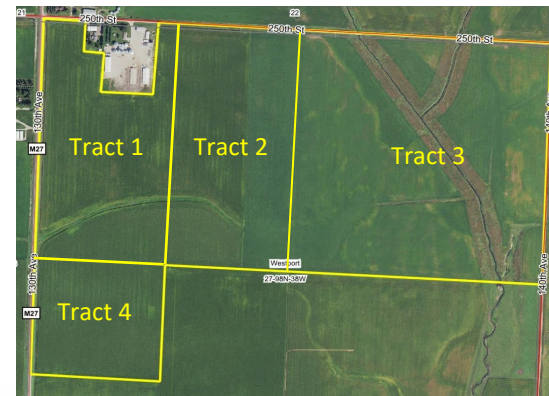


Tract 1 - 68.77 Surveyed Acres

Legal Description: The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-seven (27), Township Ninety-eight (98) North, Range Thirty-Eight (38) West of the 5th P.M., Dickinson County, Iowa excluding the existing building sites on the north half. Exact legal to be taken from survey.
Surety/AgriData Avg. CSR2: 94.7
Surety/AgriData Avg. CSR1: 77.7
Soils: Ransom, Sac & Gillett Grove
Real Estate Taxes: \$1,496

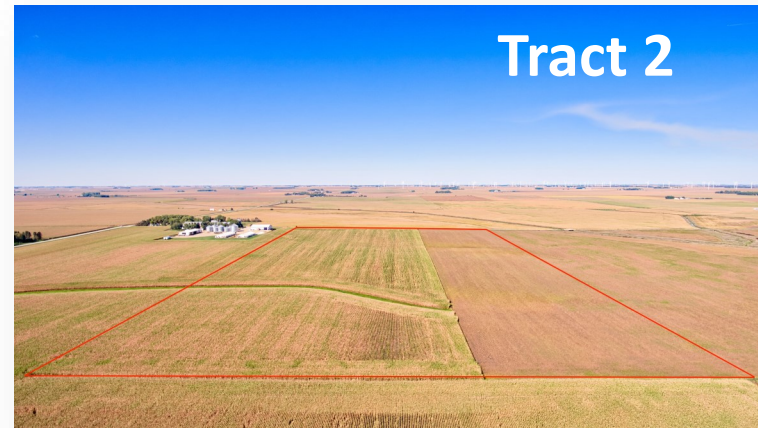


FSA Information for Tracts 1-4 Combined
Cropland Acres: 328.20
Corn Base: 155.53 ac. **PLC Yield:** 156
Soybean Base: 155.97 ac. **PLC Yield:** 44



Tract 2 - 80.15 Surveyed Acres

Legal Description: The East Half of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Twenty-seven (27), Township Ninety-eight (98) North, Range Thirty-Eight (38) West of the 5th P.M., Dickinson County, IA. Exact legal to be taken from survey.
Surety/AgriData Avg. CSR2: 91.7
Surety/AgriData Avg. CSR1: 74.7
Primary Soils: Sac, Ransom, Gillett Grove
Real Estate Taxes: \$1,786



Tract 2

Tract 3 - 159.47 Surveyed Acres

Legal Description: The Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-seven (27), Township Ninety-eight (98) North, Range Thirty-Eight (38) West of the 5th P.M., Dickinson County, IA. Exact legal to be taken from survey.
Surety/AgriData Avg. CSR2: 63.4
Surety/AgriData Avg. CSR1: 49
Primary Soils: Calco, Wadena, Cylinder, Estherville, Biscay
Real Estate Taxes: \$2,212
CRP Acres: 15.50
Annual CRP Payment: \$5,174 (\$333.79 per acre)
Contract Expiration: 9/30/2025

Tract 3



Tract 4



Tract 4 - 39.23 Surveyed Acres

Legal Description: The Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-seven (27), Township Ninety-eight (98) North, Range Thirty-Eight (38) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.
Surety/AgriData Avg. CSR2: 94.9
Surety/AgriData Avg. CSR1: 77.2
Soils: Ransom, Sac & Gillett Grove
Real Estate Taxes: \$860

Tract 5 - 80.21 Surveyed Acres

Legal Description: The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Seventeen (17), Township Ninety-eight (98) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.
Surety/AgriData Avg. CSR2: 89.8
Surety/AgriData Avg. CSR1: 72.9
Primary Soils: Sac, Ransom, McCreath, Gillett Grove
Real Estate Taxes: \$1,762



Tract 5



FSA Information for Tracts 5-7 Combined
Cropland Acres: 309.4
Corn Base: 164.9 ac. **PLC Yield:** 172
Soybean Base: 139 ac. **PLC Yield:** 47

Tract 6



Tract 6 - 80.13 Surveyed Acres

Legal Description: The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Seventeen (17), Township Ninety-eight (98) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.
Surety/AgriData Avg. CSR2: 94.6
Surety/AgriData Avg. CSR1: 76.7
Soils: Sac, McCreath, Ransom, Gillett Grove, Ocheyedan & Fostoria
Real Estate Taxes: \$1,810