

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, December 8, 2021 at 10:00 AM

**160 Acres m/l
Cropland & Pasture
Dickinson County, IA**



Sale Location: Dickinson County Expo Center, 1602 15th Street, Spirit Lake, Iowa

Property Location: 2 miles east of Spirit Lake, Iowa on Highway 9 and 2½ miles south on 270th Avenue.

Legal Description: The Southeast Quarter (SE¼) of Section Fourteen (14), Township Ninety-nine (99) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa.

Cropland Surety/AgriData Avg. CSR2: 80.1

Cropland Surety/AgriData Avg. CSRI: 62.7

Primary Soils: Clarion, Crippin, Nicollet and Okoboji

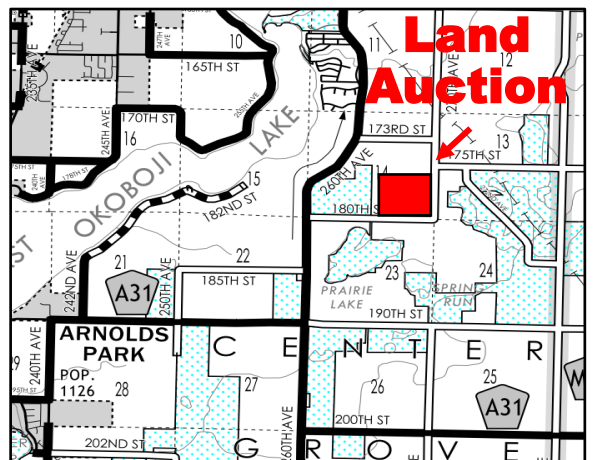
Annual Real Estate Taxes: \$2,874

FSA Information:

Cropland Acres: 117.10 acres

Corn Base: 56.4 acres Corn PLC Yield: 163

Soybean Base: 60.6 acres Soybean PLC Yield: 44



Auctioneer's Note: Land buyers, here is an excellent opportunity to purchase tillable farmland and pastureland east of Spirit Lake. The excellent location combined with productive soils and hard-to-find pasture land will prove to be a very solid land investment. We look forward to seeing you at the Dickinson County Expo Center on Wednesday, December 8, 2021 at 10:00 AM.

For more information call Ben Hollesen at 712-253-5779.

Terms: 10% earnest money day of sale. Balance due at closing on or before January 26, 2022. Real estate taxes to be prorated to December 31, 2021. Farm has an open lease for 2022.

Susan L. Arthur Spatz, Owner

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

Attorney: Abby Walleck • Maahs & Walleck • Spirit Lake, IA

Midwest Land Management and Real Estate, Inc.

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www.midwestlandmanagement.com

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