

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, March 2, 2022 at 10:00 A.M.

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



**Sale Location:** Milford Community Center, 806 N Avenue, Milford, IA

**Tract 1: 80 Acres m/l • Lakeville Twp.**

**Property Location:** 3 miles north of Wahpeton, Iowa on Highway 86 and 1 mile west on 160th Street.

**Legal Description:** The West Half of the Northwest Quarter (W $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Ten (10), Township Ninety-Nine (99) North, Range Thirty-Seven (37) West of the 5th P.M., Dickinson County, Iowa.

**Surety/AgriData Avg. CSR2:** 77.5

**Surety/AgriData Avg. CSRI:** 58.3

**Primary Soils:** Canisteo, Clarion, Okoboji

**Real Estate Taxes:** \$1,452

**FSA information Combined for Tracts 1 & 2:**

Cropland Acres: 155.35

Corn Base: 114.6 ac. PLC Yield: 150

Soybean Base: 40 ac. PLC Yield: 48

**Tract 2: 80 Acres m/l • Lakeville Twp.**

**Property Location:** 2 miles north of Wahpeton, Iowa on Highway 86 and 1 mile west on 170th Street.

**Legal Description:** The East Half of the Southwest Quarter (E $\frac{1}{2}$  Sw $\frac{1}{4}$ ) of Section Ten (10), Township Ninety-Nine (99) North, Range Thirty-Seven (37) West of the 5th P.M., Dickinson County, Iowa.

**Surety/AgriData Avg. CSR2:** 84.6

**Surety/AgriData Avg. CSRI:** 66.1

**Primary Soils:** Webster, Nicollet, Clarion & Clarion-Storden

**Real Estate Taxes:** \$1,638

**Auctioneer's Note:** Attention land buyers, don't miss your opportunity to purchase two high quality tracts of productive farmland in Dickinson County. The Graff farms have been well farmed and would make an excellent long term investment. We look forward to seeing you at the land auction on March 2nd at the Milford Community Center.

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

**Terms:** Successful bidder will have choice of Tracts 1 and/or 2. The farms have no lease in place for the 2022 crop year. 10% earnest money down day of sale. Balance due at closing on or before April 8, 2022. Real estate taxes to be prorated to December 31, 2021. All final bids subject to seller approval.

**Betty J. Graff Revocable Trust, Owner**

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

**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.