

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, September 9, 2022 at 10:00 AM

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



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

Property Location: 1 mile west of Milford, Iowa on A34.

Legal Description: Part of the North Half of the Northeast Quarter (Pt. N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Ten (10), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa and Part of the Northwest Quarter of the Northwest Quarter (Pt. NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Eleven (11), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 89.6

Surety/AgriData Avg. CSRI: 73

Soils: Clarion, Okabena, Nicollet, Everly, Wilmonton

Annual Real Estate Taxes: \$2,082

FSA Information:

Cropland Acres: 84.2 acres

Corn Base: 84.2 acres Corn PLC Yield: 116

Auctioneer's Note: Midwest Land Management is honored to be selling this high profile Hunt Sisters farm that has been in the family for over 150 years! This high quality farm offers excellent soils with an average CSR2 value of 89.6 and an even better location. This farm would certainly make a great addition to any traditional farmland portfolio but the opportunities are endless for what this land could become in the future. With hard surface roads on both sides and scenic views from the south side of the farm offering a gorgeous overlook of the Little Sioux River meandering through the Little Sioux Savanna Park, this farm could become a rural paradise just minutes from the Iowa Great Lakes. Take a closer look at this exciting opportunity and make plans to bid online or in person on the day of the sale.

For more information contact Travis Johnson 712-330-5345.

Terms: 10% down day of sale. Balance due at closing on or before November 1, 2022. Real estate taxes to be prorated to December 31, 2022. Seller to retain all of the 2022 cash rent. Possession granted at closing, subject to the tenant's rights of the 2022 cash rent lease. All final bids are subject to seller approval.

Delores Boles, Alta Lange, Monie Nordblad, Carlo Nordblad, Denise Kastner, Rhonda Bjornsen, Janis Hoppe, Murray Stevenson, & Lori Stevenson, Owners

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

Attorney: David Stein Jr. • Stein Law Office • Milford, 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

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.