

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 10, 2022 at 10:00 AM

80 Acres m/l
Dickinson County, IA



Sale Location: Lake Park Community Center, 903 S. Market Street, Lake Park, Iowa.

Property Location: 2 miles west of Lake Park, Iowa on A18 & ½ mile north on 110th Avenue.

Legal Description: Part of the Northeast Quarter (Pt. NE¼) of Section Nineteen (19), Township One Hundred (100) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 79.5

Surety/AgriData Avg. CSR1: 62.4

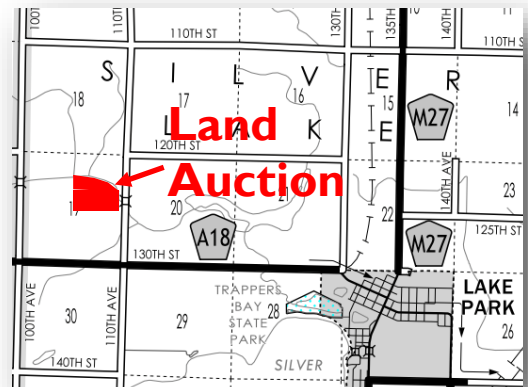
Primary Soils: Clarion, Clarion-Storden & Webster

Annual Real Estate Taxes: \$1,456

FSA Information

Cropland Acres: 75.01 acres

Corn Base: 75 acres Corn PLC Yield: 149



Auctioneer's Note: Dickinson County Land Buyers, here is your opportunity to purchase a highly tillable tract of productive farmland at public auction. This highly tillable farm has an open lease for the 2023 crop season. We look forward to seeing you at the land auction in Lake Park on November 10th.

For more information contact Ben Hollesen 712-253-5779.

Terms: 10% earnest money due day of sale. Balance due at closing on or before December 16, 2022. Real estate taxes to be prorated to December 31, 2022. Farm to have an open lease for 2023. All final bids are subject to seller approval.

Marla J. Taylor and Marcia L. Lawrence, Owners

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

Attorney: Carrie Jones • Jones Law Office • Lake Park, IA

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 & 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.