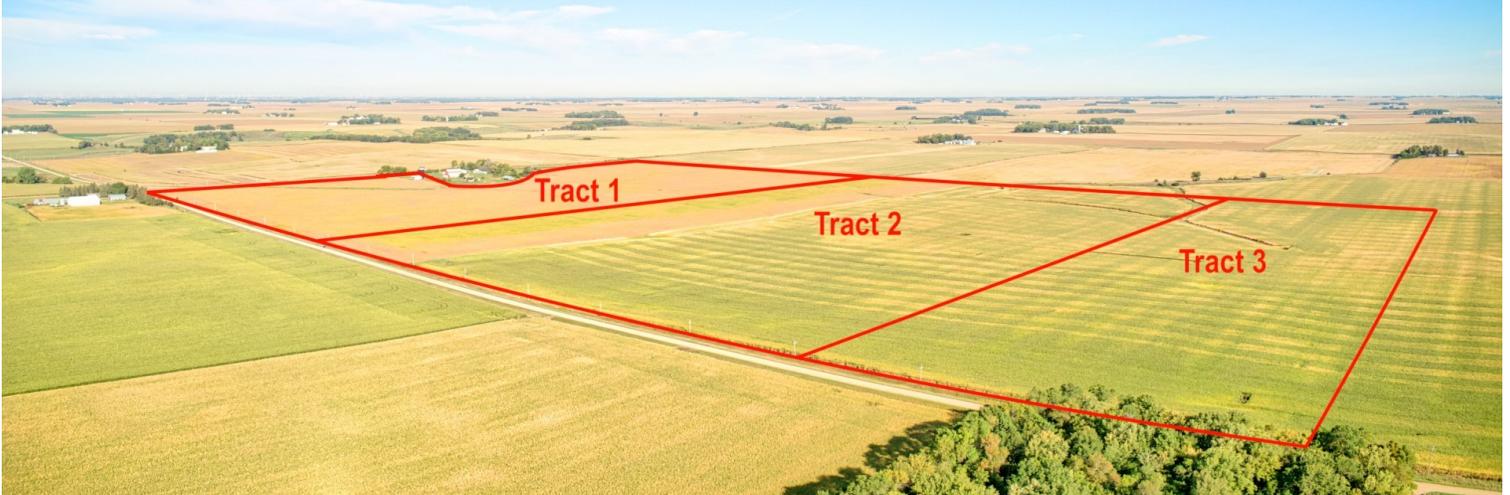


Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, December 15, 2022 at 10:00 a.m.

**210.96 Surveyed Acres
Selling in 3 Tracts**



Sale Location: Terril Public Library, 115 North State Street, Terril, Iowa

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

Property Location: 1 mile south of Terril, Iowa on N14 and 1/4 mile west on 250th Street.

Tract 1 - 85.47 Acres • Lloyd Township, Dickinson County, IA

Tract 1 Legal Description: Parcel G located in the Southwest Quarter (SW¹/₄) of Section Twenty-one (21), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, IA.

Surety/AgriData Avg. CSR2: 86.7

Surety/AgriData Avg. CSRI: 70.8

Primary Soils: Clarion, Nicollet, Webster, Crippin

Real Estate Taxes: \$2,400 est.

Grain Storage: 25' x 40' steel silo, 15,778 bu. storage



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

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 26, 2023. Seller to retain all 2022 farm income. Farm will have an open lease for 2023 crop year. Real estate taxes to be prorated to December 31, 2022. All final bids are subject to seller approval.

O-D Farms Corporation, Owner

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis LLP • Spencer, 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

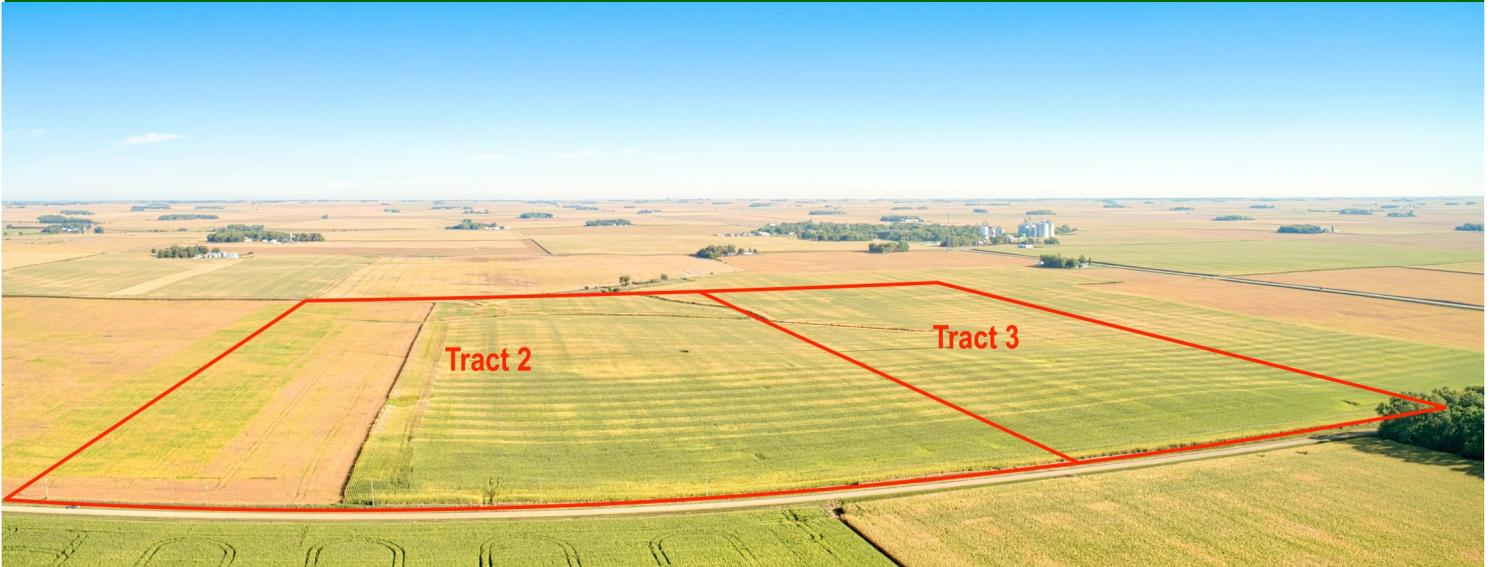
Jerod Olson ~ 712-240-2800 • Chris Clark ~ 712-369-1531

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Land Auction

Thursday, December 15, 2022 at 10:00 A.M.



Tract 2 • 85.49 Acres • Lloyd Twp, Dickinson County, IA

Tract 2 Legal Description: Parcel F located in the South Half (S $\frac{1}{2}$) of Section Twenty-one (21), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 84

Surety/AgriData Avg. CSRI: 68

Primary Soils: Clarion, Nicollet, Webster, Okoboji

Real Estate Taxes: \$2,400 est.



Tract 3 • 40 Acres • Lloyd Twp, Dickinson County, IA

Tract 3 Legal Description: Parcel E located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-one (21), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 83.6

Surety/AgriData Avg. CSRI: 68.8

Primary Soils: Clarion, Waldorf, Webster, Spicer

Real Estate Taxes: \$1,122



FSA Information For Tracts 1-3 Combined With Adjoining Tract

Cropland Acres: 224.56 ac. including 1.38 CRP ac.

Corn Base: 112.5 ac. Corn PLC Yield: 155

Soybean Base: 108.8 ac. Soybean PLC Yield: 44

CRP Acres: 1.38 acres

Annual CRP Payment: \$288 (\$209/acre)

CRP Contract Expiration: 9/30/2028

Auctioneer's Notes: Land Buyers, don't let this opportunity pass you by! Take your choice of any one or all of these highly productive, Dickinson County farms ranging from 40 to 85 acres in size. This gently rolling, highly tillable farm has been well cared for by the same family for generations and offers great soils. Tract 1 also includes over 15,000 bushels of grain storage with a 25' x 40' steel silo. Don't miss your chance to purchase a great tract of farmland.

O-D Farms Corporation, Owner

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis LLP • Spencer, IA

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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.