

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, April 5, 2023 at 10:00 AM

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



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

Property Location: 2 miles east of Spirit Lake, Iowa on Highway 9 and 1¼ miles south on 270th Avenue.

Legal Description: The South Half of the Southwest Quarter (S½ SW¼) of Section Twelve (12), Township Ninety-nine (99) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa except a tract of land containing 9.85 acres.

Surety/AgriData Avg. CSR2: 81.6

Surety/AgriData Avg. CSRI: 63.1

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

Real Estate Taxes: \$1,374

FSA Information

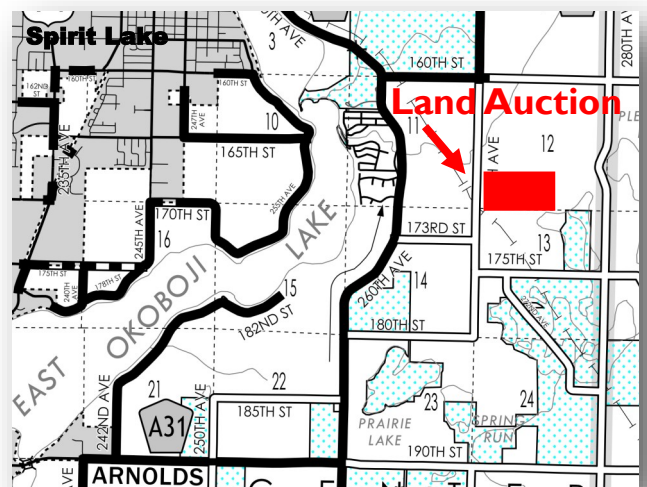
Cropland Acres: 70.17 acres including .72 CRP acres

Corn Base: 69.45 ac. PLC Yield: 166

CRP Acres: .72 acres

Annual CRP Payment: \$216 (\$300/acre)

Contract Expiration Date: 9/30/2027



Auctioneer's Note: The Brodie farm offers a great opportunity to own a smaller tract of gently rolling farmland with great soils. Located just east of East Lake Okoboji near the Iowa Great Lakes region and the Spring Run recreational area, this farm offers an excellent opportunity for anyone looking to invest in Iowa farmland.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before May 25, 2023. Farm to be sold with lease in place for 2023 crop year. Buyer to receive 2023 cash rent payments. Real estate taxes to be prorated to December 31, 2022. All final bids subject to seller approval.

Brodie Farm, LLC, Owner

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

Attorney: Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • 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

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.