

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, April 6, 2023 at 10:00 AM

**80.11 Surveyed Acres
Dickinson County, IA**



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

Property Location: 2 miles east of Terril, Iowa on 230th Street and 1/2 mile north on 330th Avenue.

Legal Description: The South Half of the Northwest Quarter (S½ NW¼) of Section Twelve (12), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 84.6

Surety/AgriData Avg. CSR1: 68.9

Primary Soils: Clarion, Nicollet, Webster, Canisteo & Okoboji

Real Estate Taxes: \$2,230

FSA information

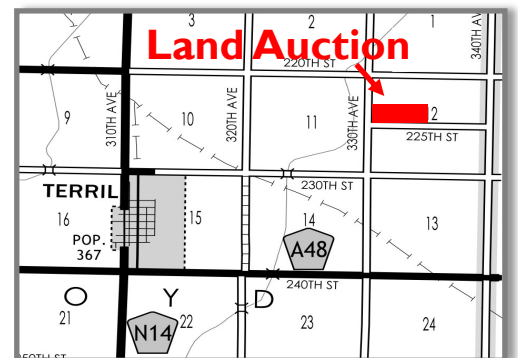
Cropland Acres: 76.22 acres

Corn Base: 37.7 ac.

PLC Yield: 148

Soybean Base: 37.6 acres

PLC Yield: 42



Auctioneer's Note: Land buyers don't miss your opportunity to purchase a hard-to-find, highly-tillable tract of productive Dickinson County farmland at public auction. The Maas farm is located near several local grain markets and will prove to be a stable long-term investment. The farm is leased for the 2023 crop season. Please contact Ben Hollesen for more information; we look forward to seeing you at the auction in Terril.

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before June 22, 2023. Farm to be sold with lease in place for 2023 crop year. Seller to retain first half 2023 cash rent. Buyer to receive second half 2023 cash rent payment. Farm has a wind lease easement agreement with Red Rock Wind Project, LLC. Real estate taxes to be prorated to June 30, 2023. All final bids subject to seller approval.

Evelene A. Maas Trust, Owner

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

Attorney: Earl Maahs • Maahs & Walleck Attorneys At Law • Spirit Lake, 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.