

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, November 14, 2024 at 10:00 a.m.

**322 Acres m/l  
Selling in 3 Tracts**



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

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

**Location of Tracts 1 & 2:** 9 miles west of Milford, Iowa on A34, 3 miles north on I30th Avenue and 1½ miles west on I90th Street.

**Location of Tract 3:** 7 miles west of Milford, Iowa on A34, 2 miles north on M34 and 1/2 mile east on A30.

**Tract 1 - 80.95 Surveyed Acres • Excelsior Township • Dickinson County, Iowa**

**Tract 1 Legal Description:** The West Half of the Southwest Quarter (W½ SW¼) of Section Twenty, Township Ninety-Nine (99) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa.

**Surety/AgriData Avg. CSR2:** 83.2

**Surety/AgriData Avg. CSRI:** 68.6

**Primary Soils:** Clarion, Nicollet, Waldorf & Okoboji

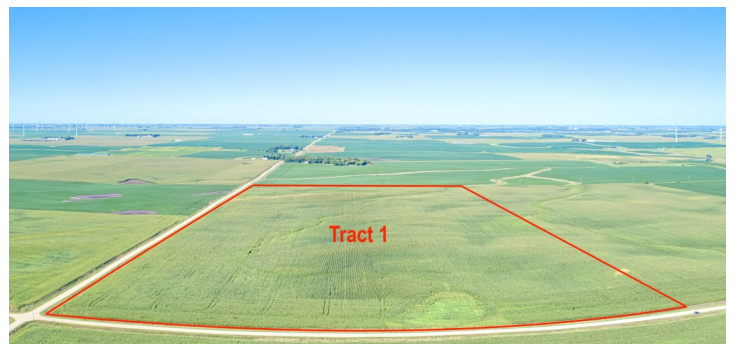
**Real Estate Taxes:** \$2,190

**FSA Information for Tracts 1 & 2 Combined**

Cropland Acres: 157.10 ac.

Corn Base: 117.87 ac.    Corn PLC Yield: 146

Soybean Base: 39.08 ac.    Soybean PLC Yield: 39



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

**Terms:** 10% down day of sale. Balance due at closing on or before January 10, 2025. Farm to have an open lease for 2025. Real estate taxes to be prorated to December 31, 2024. All final bids subject to seller approval.

**Minnie Mae Kaldenberg Trust, Owner**

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

**Attorney:** Lisa Steffen • Goosmann Law Firm, PLC • Spirit Lake, 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 • Jason Collins ~ 712-301-3858**

**www.midwestlandmanagement.com**

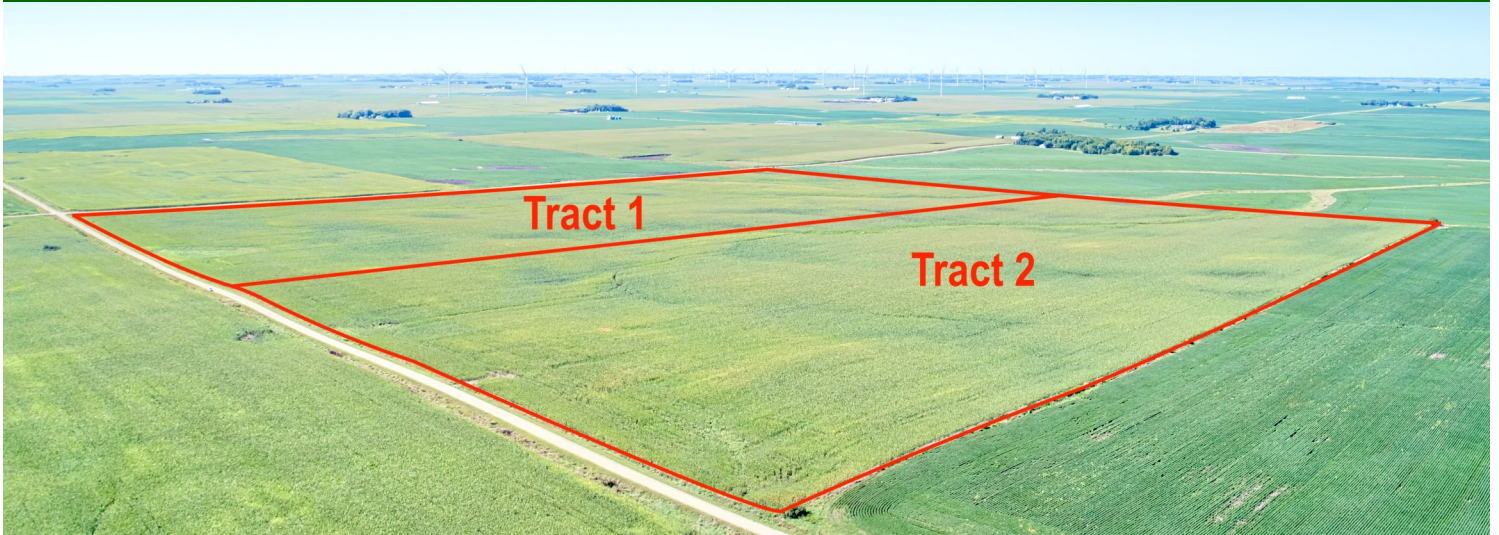
**MIDWEST LAND**  
& REAL ESTATE, INC  
MANAGEMENT

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.



# Land Auction

Thursday, November 14, 2024 at 10:00 a.m.



## Tract 2 • 81.13 Surveyed Acres • Excelsior Township • Dickinson County, Iowa

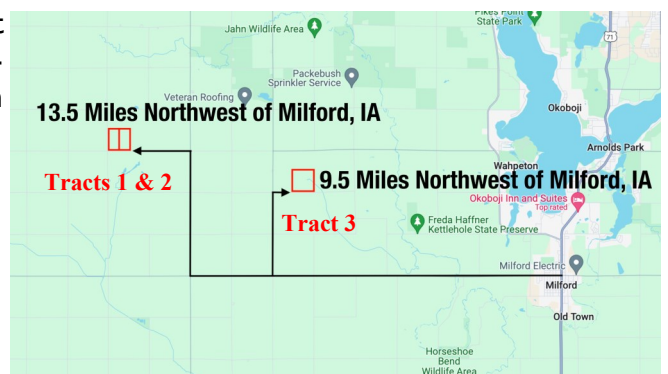
**Tract 2 Legal Description:** The East Half of the Southwest Quarter (E $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section Twenty, Township Ninety-Nine (99) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa.

**Surety/AgriData Avg. CSR2:** 85.4

**Surety/AgriData Avg. CSRI:** 69.6

**Primary Soils:** Clarion, Nicollet, Waldorf & Okoboji

**Real Estate Taxes:** \$2,302



## Tract 3 • 160 Acres m/l • Excelsior Township • Dickinson County, Iowa

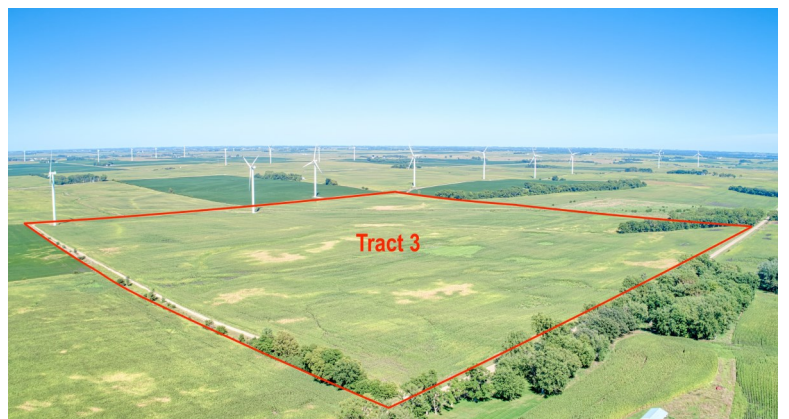
**Tract 3 Legal Description:** The Southeast Quarter (SE $\frac{1}{4}$ ) of Section Twenty-five (25), Township Ninety-nine (99) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa.

**Surety/AgriData Avg. CSR2:** 76.3

**Surety/AgriData Avg. CSRI:** 60.9

**Primary Soils:** Canisteo, Blue Earth & Nicollet

**Real Estate Taxes:** \$3,128



### FSA Information for Tract 3

Cropland Acres: 145.81 ac.

Corn Base: 108.93 ac.    Corn PLC Yield: 146

Soybean Base: 36.12 ac.    Soybean PLC Yield: 39

**Auctioneer's Notes:** Dickinson County land buyers, make sure to take a good look at this upcoming land auction. These 3 tracts of farmland will be sold via the choice method to the highest bidder. Tract 3 has an excellent stream of annual revenue from the wind turbine located on the farm. Investors, the current tenant would like to continue farming the farm and would make an excellent long term tenant. Give Ben a call today with any questions - 712-253-5779. We look forward to seeing you at the auction on November 14th at the Milford Community Center.

## Minnie Mae Kaldenberg Trust, Owner

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**Attorney:** Lisa Steffen • Goosmann Law Firm, PLC • Spirit Lake, Iowa

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