

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, March 26, 2025 at 10:00 AM

## 80 Acres m/l Dickinson County, IA



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

**Property Location:** 2 miles south of Milford, Iowa on Highway 71 and 3.5 miles east on 250th Street.

**Legal Description:** The West Half of the Southeast Quarter (W<sup>1</sup>/<sub>2</sub> SE<sup>1</sup>/<sub>4</sub>) of Section Twenty-two (22), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa.

**Surety/AgriData Avg. CSR2:** 89.3

**Surety/AgriData Avg. CSRI:** 72.2

**Primary Soils:** Nicollet, Okabena, Clarion & Crippin

**Annual Real Estate Taxes:** \$2,000



### FSA Information

Cropland: 79.98 acres

Corn Base: 39.6 acres      PLC Yield: 165

Soybean Base: 39.6 acres      PLC Yield: 46

**Auctioneer's Note:** Dickinson County Land Buyers, what an excellent opportunity to purchase productive, highly tillable farmland at public auction. This farm has excellent soils, is ideally located near local grain markets and would be a great addition to any farming operation. Mark your calendars; we look forward to seeing you at the auction in Milford!

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

**Terms:** 10% down day of sale. Balance due at closing on or before May 9, 2025. Real estate taxes to be prorated to December 31, 2024. Buyer to receive the 2025 cash rent payments. All final bids subject to seller approval.

**Mary Beck Trust, Owner**

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

**Attorney:** Jason Hyland • Brekken Wynia & Hyland P.C. • Story City, 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**

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[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

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

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