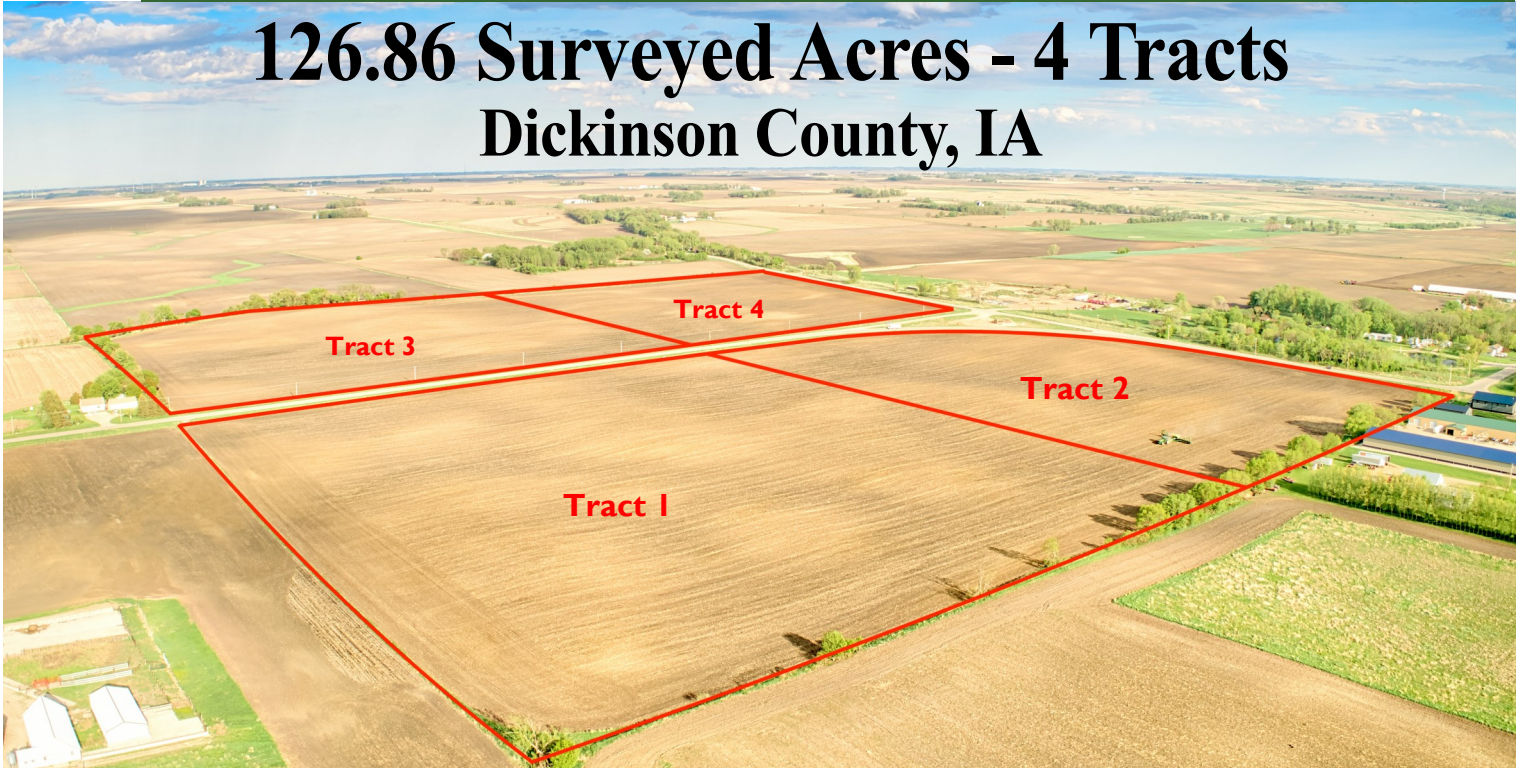


Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, June 28, 2022 at 10:00 A.M.

**126.86 Surveyed Acres - 4 Tracts**  
**Dickinson County, IA**



**Sale Location:** Dickinson County Expo Center, 1602 15th Street, Spirit Lake, Iowa

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

## **Tract 1 - 40.05 Surveyed Acres • Spirit Lake Township**

**Legal Description:** The Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section Twenty-seven (27), Township One Hundred (100) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa except Parcel "K", a 0.17 acre triangular tract. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 84.2

**Surety/AgriData Avg. CSR1:** 66.8

**Primary Soils:** Clarion, Clarion-Storden, Nicollet, Delft-Terril

**Real Estate Taxes:** \$804

## **Tract 2 - 19.40 Surveyed Acres • Spirit Lake Twp.**

**Legal Description:** Part of the Southwest Quarter of the Southeast Quarter (Pt. SW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section Twenty-seven (27), Township One Hundred (100) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 81.2

**Surety/AgriData Avg. CSR1:** 63.6

**Primary Soils:** Webster, Clarion-Storden, Clarion, Waldorf

**Real Estate Taxes:** \$382



**See reverse side for information on Tracts 3 and 4.**

**Terms:** Farms to be sold based on surveyed acres. 10% earnest money down day of sale. Balance due at closing on or before November 7, 2022. Real estate taxes to be prorated to December 31, 2022. Farm will have an open tenancy for 2023 crop year. Sale subject to seller approval.

**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**

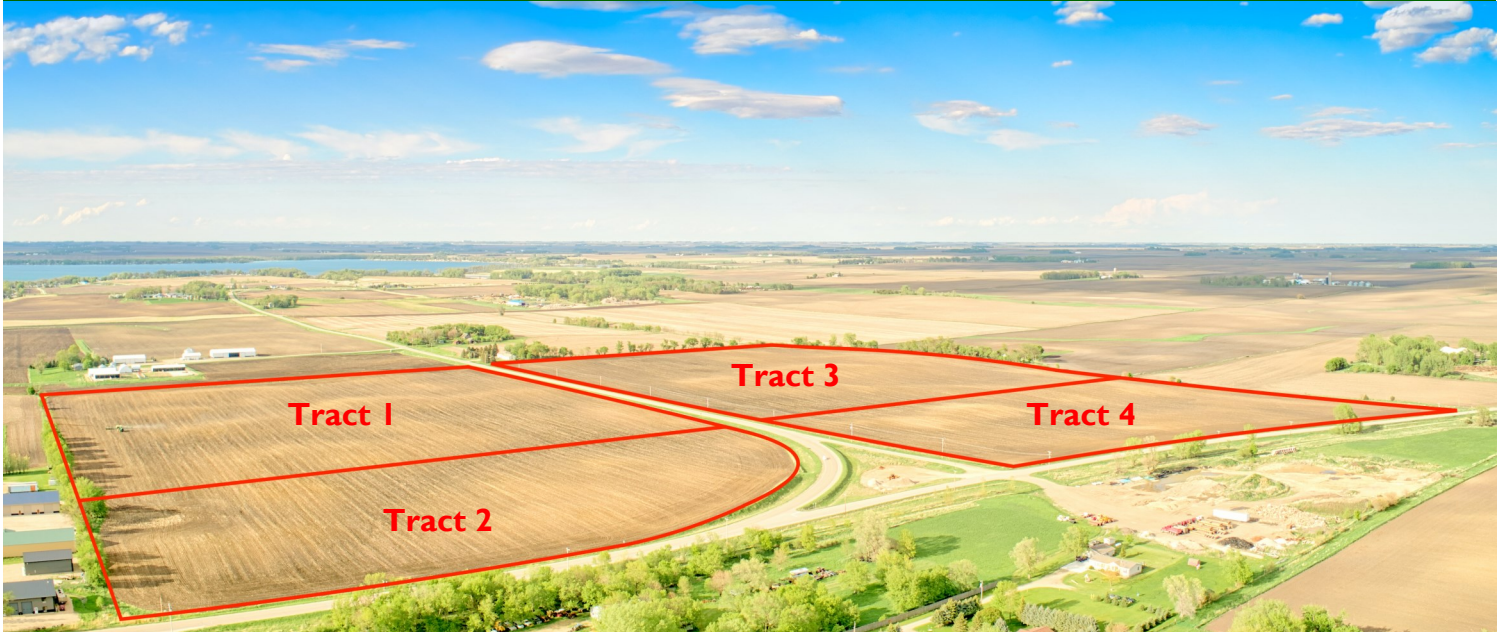
**& REAL ESTATE, INC**  
**MIDWEST LAND**  
**MANAGEMENT**

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

## Tuesday, June 28, 2022 at 10:00 A.M.



### Tract 3 - 40.08 Surveyed Acres • Spirit Lake Township

**Legal Description:** The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section Twenty-seven (27), Township One Hundred (100) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, IA. Exact legal to be taken from survey.

**Surety/AgriData Average CSR2:** 78.7

**Surety/AgriData Average CSRI:** 60.8

**Primary Soils:** Clarion-Storden, Canisteo, Webster

**Real Estate Taxes:** \$759

### Tract 4 - 27.33 Surveyed Acres • Spirit Lake Twp

**Legal Description:** Part of the Southeast Quarter of the Southeast Quarter (Pt. SE $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section Twenty-seven (27), Township One Hundred (100) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, IA. Exact legal to be taken from survey.

**Surety/AgriData Average CSR2:** 77.1

**Surety/AgriData Average CSRI:** 57.9

**Primary Soils:** Clarion-Storden, Delft-Terril, Clarion

**Real Estate Taxes:** \$526



#### FSA Information for Tracts 1-4 Combined

Cropland Acres: 117.44 ac.

Corn Base: 58.5 ac.      Corn PLC Yield: 158

Soybean Base: 58.5 ac.      Soybean PLC Yield: 42

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

**Auctioneer's Notes:** Location, Location, Location - this investment opportunity has so much to offer. The new buyer can continue to farm the land and enjoy the benefits of farmland ownership, or they can develop the land. These parcels have so much to offer in the explosive real estate market of the Iowa Great Lakes that continues to grow. Don't hesitate on this opportunity. We look forward to seeing you at the land auction.

**Kathryn A. Houseman, Craig W. Mortimore  
& Diane R. Dixon, Owners**

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

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