

Midwest Land Management and Clinton Jones

LAND

AUCTION

Wednesday, August 2, 2023 at 10:00 A.M.

158.55 Acres
Dickinson County, IA

Sale Location: Terril Public Library, 115 N. State Street, Terril, IA

Property Location: 6½ miles north of Terril, Iowa on County Road N14.

Method of Sale: Tract 1 will be sold first followed by the sale of Tract 2.

Tract 1 • 150.73 Surveyed Acres • Richland Township, Dickinson County, IA

Legal Description: The Northeast Quarter (NE¼) of Section Nine (9), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa except for the 7.82 acre acreage.

Surety/AgriData Avg. CSR2: 88.3

Surety/AgriData Avg. CSRI: 72.3

Primary Soils: Clarion, Nicollet, Webster, Canisteo

Real Estate Taxes: \$3,000 est.

Tract 1 FSA Information

Cropland Acres: 139.66 acres

Corn Base: 78.6 ac. PLC Yield: 168

Soybean Base: 61.06 ac. PLC Yield: 49



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

Terms: 10% earnest money down day of auction. Balance due at closing on or before November 1, 2023. Farm and acreage to be surveyed prior to sale. Buyer of Tract 2 is responsible for updating septic system to current Iowa code. Real estate taxes prorated to December 31, 2023. Sellers to retain the 2023 farm income. Sale is subject to seller confirmation.

Sundall Brothers, LLC, Owner

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Davis • 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

Jerod Olson ~ 712-240-2800 • **Chris Clark** ~ 712-369-1531

www.midwestlandmanagement.com

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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

Wednesday, August 2, 2023 at 10:00 A.M.

Tract 2



Tract 2 • 7.82 Acres • Richland Township, Dickinson County, IA

Legal Description: 7.82 acres in the Southeast Quarter of the Northeast Quarter (SE¼ NE¼) of Section Nine (9), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa.

Real Estate Taxes: \$350 est.



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

Auctioneer's Note: Land buyers, here is an excellent opportunity to purchase productive Dickinson County farmland at public auction. The farm is ideally located on county blacktop N-14 north of Terril and is within 2 miles of the Green Plains ethanol plant just west of Superior. This farm has reputation soils and has been very well farmed and managed. The acreage tract is ideally located within 6 miles of the prosperous Iowa Great Lakes area and would be an excellent site to build a new home, shouse or storage facility. The opportunities are endless. The Sundall farm has been in the family for several generations, and this is the first time in years the farm has been available on the open market. We look forward to seeing you in Terril on August 2nd.

Sundall Brothers, LLC, Owner

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