

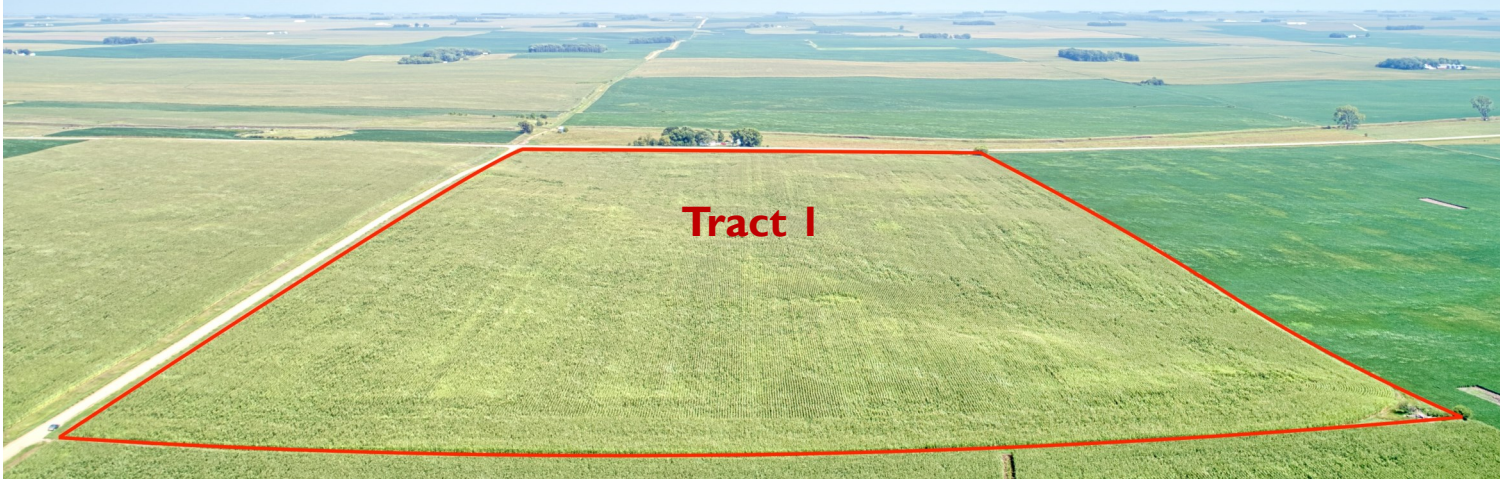
Midwest Land Management and Clinton Jones

LAND

AUCTION

Wednesday, November 8, 2023 at 10:00 A.M.

158.7 Acres m/l - Selling in 2 Tracts
Dickinson County, IA



Sale Location: Terril Public Library, 115 North State Street, Terril, IA

Method of Sale: Successful bidder will have choice of Tract 1 and/or Tract 2.

Property Location: 2 miles south of Terril, Iowa on N14.

Tract 1 • 80 Acres m/l • Lloyd Township • Dickinson County, IA

Legal Description: The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-three (33), Township Ninety (98) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 85.9

Surety/AgriData Avg. CSRI: 67.5

Primary Soils: Clarion, Nicollet, Belview-Storden, Terril

Real Estate Taxes: \$2,230

FSA Information For Tract 1

Cropland Acres: 75.34

Corn Base: 45 ac.

PLC Yield: 164

Soybean Base: 29.9 ac.

PLC Yield: 49

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

Terms: 10% earnest money due day of auction. Balance due at closing on or before December 14, 2023. Seller to retain 100% of 2023 farm income. Real estate taxes prorated to December 31, 2023. Seller will assign and buyer agrees to assume the existing easement with Summit Carbon Solutions and RedRock Wind Project, LLC on Tract One. Seller to assign and the buyer agrees to assume the existing CRP contracts and easement with RedRock Wind Project, LLC on Tract Two. All final bids subject to seller approval

DFRF, LLC, Owner

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

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

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

www.midwestlandmanagement.com

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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

Wednesday, November 8, 2023 at 10:00 A.M.

158.7 Acres m/l - Selling in 2 Tracts Dickinson County, IA



Tract 2 • 78.7 Acres m/l • Lloyd Township • Dickinson County, IA

Legal Description: The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-four (34), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa except a 1.3 acre acreage.

Surety/AgriData Avg. CSR2: 77.2

Surety/AgriData Avg. CSRI: 61.4

Soils: Clarion, Calco, Webster, Coland, Canisteo

Real Estate Taxes: \$1,530

FSA Information For Tracts 2

Cropland Acres: 70.42 including 22.4 CRP acres

Corn Base: 39.20 ac. PLC Yield: 169

Soybean Base: 8.82 ac. PLC Yield: 43

Total Annual CRP Payments: \$5,989

CRP Contract 1: 15 acres Expiration: 9/30/2025

Annual CRP Payment: \$4,295 (\$286.36/acre)

CRP Contract 2: 5.7 acres Expiration: 9/30/2033

Annual CRP Payment: \$1,191 (\$209/acre)

CRP Contract 3: 1.4 acres Expiration: 9/30/2032

Annual CRP Payment: \$413 (\$294.99/acre)

CRP Contract 4: .3 acres Expiration: 9/30/2027

Annual CRP Payment: \$90 (\$300/acre)



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

Auctioneer's Note: Land buyers, here is an excellent opportunity to purchase two uniquely different farms in the Terril, IA area. Tract one is a highly tillable productive farm with excellent soils and a CSR2 rating of 85.9. Tract 2 contains productive farmland with CRP acres and a CSR2 rating of 77.2. Both farms are ideally located on county blacktop N-14 just south of Terril. We look forward to seeing you at the auction.

DFRF, LLC, Owner

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