

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, February 28, 2024 at 10:00 a.m.

## 160 Acres m/l - Selling in 2 Tracts Dickinson County, Iowa

Open  
Lease for  
2024!

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

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

**Property Location:** 7 miles north of Terril, IA on N14 and ¼ mile west on A22.

### Tract 1 – 80 Acres m/l • Richland Township • Dickinson County, IA

**Tract 1 Legal Description:** The East Half of South-west Quarter (E½ SW¼)(except that part lying North and West of Drainage Ditch No. 2) AND Part of the Northwest Quarter (Pt. NW¼) lying South and East of the center of Drainage Ditch No. 2, both in Section Four (4), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa.

**Surety/AgriData Avg. CSR2:** 87.6

**Surety/AgriData Avg. CSRI:** 71.1

**Primary Soils:** Nicollet, Clarion, Webster & Madelia

**Real Estate Taxes:** \$1,730



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

**Terms:** 10% down day of sale. Balance due at closing on or before April 12, 2024. Farm has an open lease for the 2024 crop season. Real estate taxes prorated to December 31, 2023. Sellers reserve the right to reject any and all bids.

**Elmer Hoepfner Heirs, Owners**

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

**Attorney:** Bridget Bailey • BL Bailey PLLC • 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**

**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

Wednesday, February 28, 2024 at 10:00 a.m.



## Tract 2 • 80 Acres m/l • Richland Township • Dickinson County, IA

**Tract 2 Legal Description:** The West Half of the Southeast Quarter (W $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section Four (4), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa.

**Surety/AgriData Avg. CSR2:** 87.7

**Surety/AgriData Avg. CSRI:** 71.6

**Soils:** Nicollet, Webster, Clarion, Madelia, Okoboji

**Real Estate Taxes:** \$1,752



### FSA Information for Tracts 1 & 2 Combined:

Cropland Acres: 157.59 acres

Corn Base: 97.20 ac.      Corn PLC Yield: 160

Soybean Base: 58.30 ac      Soybean PLC Yield: 48

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

**Auctioneer's Note:** Dickinson County Land Buyers, what an excellent opportunity to purchase productive, highly tillable farmland at public auction. The Hoeppner farm is located in a prosperous neighborhood with attractive grain markets at the nearby ethanol plant in Superior. The farm has been in the family for multiple generations and awaits new ownership. We look forward to seeing you at the land auction in Terril.

## Elmer Hoeppner Heirs, Owners

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