

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, January 19, 2022 at 10:00 A.M.

**161.18 Surveyed Acres  
Dickinson County, IA**



**Sale Location:** Lake Park Community Center, 903 S Market Street, Lake Park, IA  
**Property Location:** 4 miles south of Lake Park, IA on M27 & 1 mile west on 190th St.  
**Method of Sale:** Successful bidder will have choice of Tracts 1 and/or 2.

**Tract 1: 80.52 Surveyed Acres Cropland • Excelsior Twp.**

**Legal Description:** The West Half of the Southeast Quarter (W½ SE¼) of Section Twenty (20), Township Ninety-Nine (99) North, Range Thirty-Eight (38) West of the 5th P.M., Dickinson County, Iowa.

**Estimated Cropland Acres:** 79.53

**Surety/AgriData Avg. CSR2:** 85.2

**Surety/AgriData Avg. CSRI:** 69.4

**Soils:** Clarion, Nicollet, Waldorf, Omsrud-Storden, Clarion-Storden

**Real Estate Taxes:** \$1,774

**Tract 2: 80.66 Surveyed Acres Cropland & Recreation Ground**

**Legal Description:** The East Half of the Southeast Quarter (E½ SE¼) of Section Twenty (20), Township Ninety-Nine (99) North, Range Thirty-Eight (38) West of the 5th P.M., Dickinson County, Iowa.

**Estimated Cropland Acres:** 63.71

**Surety/AgriData Avg. CSR2:** 60.7

**Surety/AgriData Avg. CSRI:** 44.2

**Primary Soils:** Omsrud-Storden, Cylinder & Clarion

**Real Estate Taxes:** \$1,148



**FSA information for Tracts 1 & 2 is combined with adjoining tract:**

Cropland Acres: 196.93

Corn Base: 101.66 ac.

Soybean Base: 81.75 ac.

PLC Yield: 163

PLC Yield: 41

**For more information call Travis Johnson 712-330-5345.**

**Terms:** Land to be sold 'as is - where is' with no warranties or guarantees. Farm has an open lease for the 2022 crop year. Seller to reimburse current tenant for fall tillage completed. 10% earnest money down day of sale. Balance due at closing on or before March 1, 2022. Possession to be granted at closing. Real estate taxes to be prorated to December 31, 2021. All final bids subject to seller approval.

**CKCSJ Farms LLC Owner**

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

**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**

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

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.