

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, June 6, 2023 at 10:00 A.M.

**223.7 Surveyed Acres  
Dickinson County, IA**



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

**Property Location:** 3 miles west of the intersection of Highways 9 & 71 in Spirit Lake, IA  
on Highway 9 and 2½ miles north on Highway 86.

## **Tract 1 • 143.69 Acres • Diamond Lake Township, Dickinson County, IA**

**Legal Description:** The Northeast Quarter (NE¼) of Section Twenty-three (23), Township One Hundred (100) North, Range Thirty-seven (37) West of the 5th PM, Dickinson County, Iowa, except Parcel A, an 11.411 acre acreage. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 77.5

**Surety/AgriData Avg. CSR1:** 59

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

**Real Estate Taxes:** \$2,084 est.



### **FSA Information For Tracts 1 & 2 Combined:**

Cropland Acres: 199.34 acres

Corn Base: 91.9 ac. PLC Yield: 152

Soybean Base: 92.3 ac. PLC Yield: 42

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

**Terms:** Successful bidder will have choice of Tracts 1 and/or 2. 10% earnest money down day of sale. Balance due at closing on or before July 12, 2023. Buyer to receive 1/2 of 2023 cash rent at closing as a credit from the seller. Seller will collect and retain 100% of the 2023 cash rent from the tenant. Real estate taxes to be prorated to July 1, 2023. All final bids subject to seller approval.

**Clarence L. Taylor Estate, Owner**

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

**Attorney:** Jill Davis • 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**

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

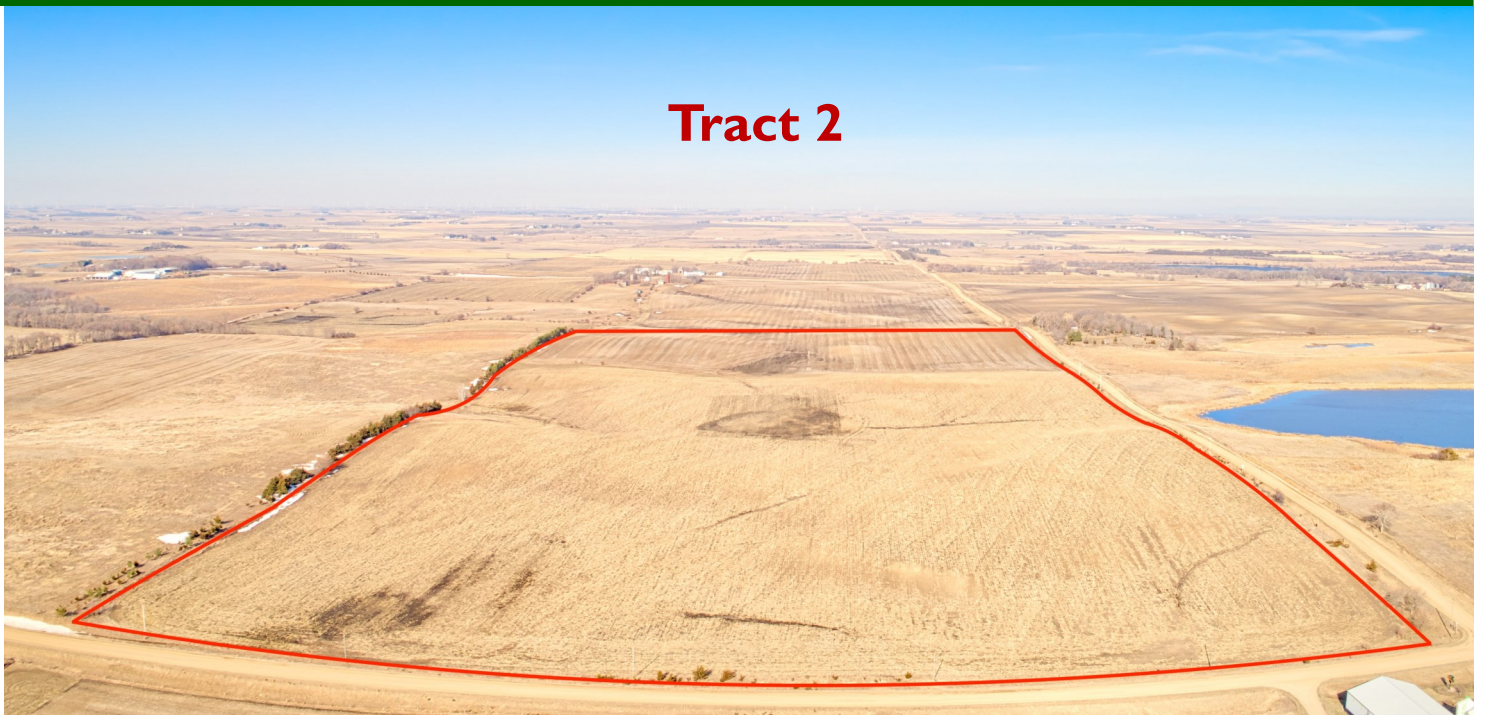
Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage 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

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### Tract 2



### Tract 2 • 80.01 Acres • Diamond Lake Township, Dickinson County, IA

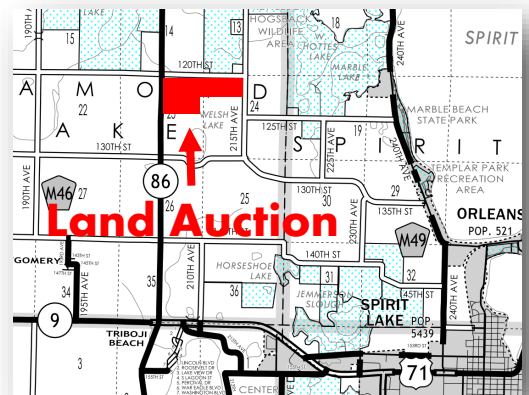
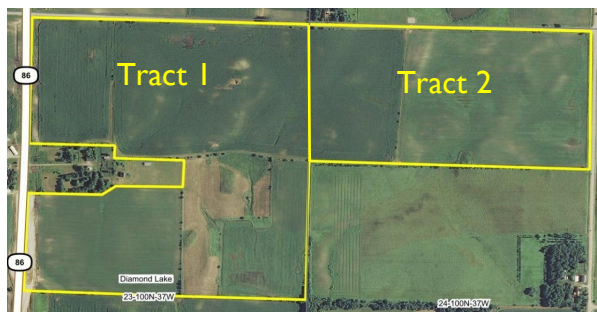
**Legal Description:** The North Half of the Northwest Quarter (N $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Twenty-four (24), Township One Hundred (100) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 72.4

**Surety/AgriData Avg. CSRI:** 53.4

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

**Real Estate Taxes:** \$1,346



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

**Auctioneer's Note:** Welcome to the ultimate opportunity to own prime real estate in Dickinson County! Midwest Land Management is proud to present this exceptional property, consisting of 223.7 surveyed acres that will be sold in 2 tracts. Located in the highly sought-after Diamond Lake Township, this property boasts a range of features that make it an ideal investment for farmers, hunters, or anyone looking to own premium real estate in the Midwest.

This property is rich in natural resources, including prime soils such as Delft-Terril, Clarion-Storden, Okabena and Clarion, among others. With an average CSR2 of 77.5 on Tract 1 and an average CSR2 of 72.4 on Tract 2, this is some of the most productive land in the region, providing ample opportunities for high yields and profitable farming. As an added bonus, the property offers excellent hunting and recreational opportunities, with plenty of wildlife, including deer, pheasants, turkeys, and waterfowl.

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