

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, September 20, 2023 at 10:00 AM



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

Property Location: 1 mile east of Orleans, Iowa on 140th Street.

Legal Description: 58 Acres m/l in the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-six (26), Township One Hundred (100) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa.

Surety/AgriData Avg. CSR2: 75

Surety/AgriData Avg. CSRI: 58.7

Primary Soils: Webster, Spicer, Okoboji, Canisteo

Annual Real Estate Taxes: \$1,032

FSA Information

Cropland Acres: 57.77 acres

Corn Base: 28.9 acres Corn PLC Yield: 159

Soybean Base: 28.8 acres Soybean PLC Yield: 45



Auctioneer's Note: Whether you are a farmer, an investor, or a land buyer of any kind, you will want to take a good look at this modestly sized, very well located farm within eyesight of the Iowa Great Lakes. The Ruebel farm is located just east of Orleans' city limits and the eastern shores of Iowa's largest natural lake, Big Spirit Lake. Situated entirely within Drainage District #35, this property is served by multiple tile lines, including a 20" tile main providing an outlet for current and future drainage. We look forward to seeing you at the auction on September 20th at the Dickinson County Expo Center.

For more information call Travis Johnson 712-330-5345

Terms: 10% down day of auction. Balance due at closing on or before November 15, 2023. Real estate taxes prorated to December 31, 2023. Seller to retain all 2023 rents. Possession granted at closing, subject to tenants' rights of the 2023 lease which has been properly terminated. All final bids subject to seller approval.

Dickinson County Farm LLC, Owner

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

Attorney: Earl Maahs • Maahs & Walleck • Spirit Lake, 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

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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.