

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, December 3, 2021 at 10:00 AM

**80 Acres m/l
Dickinson County, IA**



Sale Location: Lake Park Community Center, 903 S. Market Street, Lake Park, Iowa

Property Location: 2 miles north of Lake Park, Iowa on M27 and 4 miles east on I10th Street.

Legal Description: The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Seventeen (17), Township One Hundred (100) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from abstract.

Surety/AgriData Avg. CSR2: 85.7

Surety/AgriData Avg. CSRI: 70.5

Primary Soils: Nicollet, Webster, Waldorf & Clarion

Annual Real Estate Taxes: \$1,722

FSA Information:

Cropland Acres: 76.29 acres

Corn Base: 38.1 acres

Corn PLC Yield: 149 bu.

Soybean Base: 38.1 acres

Soybean PLC Yield: 45 bu.



Auctioneer's Note: Land Buyers, don't miss this opportunity to purchase an excellent farm with excellent soils containing a CSR2 value of 85.7. This highly productive Dickinson County farm will make a great addition to any portfolio! We look forward to seeing you at the Lake Park Community Center Friday, December 3, 2021 at 10:00 AM!

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

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 12, 2022. Real estate taxes to be prorated to December 31, 2021. All final bids are subject to seller approval.

K. G. Graff Revocable Trust, 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

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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.