

Midwest Land Management

LAND AUCTION

Online Only-Bidding Ends November 6, 2019 at 5:00 P.M.

100 Acres m/l

Cropland & Timber

Douglas Township, Webster County, IA



Property Location: 1 mile southwest of Fort Dodge, IA on D20 & 3 miles west on 220th St.

Legal Description: Parcel A located in part of the Southeast Quarter of the Southwest Quarter (Pt. SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) West of the Railroad Right of Way AND Parcel B located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), all in Section Thirty-two (32), Township Eighty-nine (89) North, Range Twenty-nine (29), West of the 5th P.M., Webster County, IA EXCEPT an 8.47 acre parcel in the South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$).

Timber Acres (est.): 31.8

FSA Cropland Acres: 41.60

Real Estate Taxes: \$666



Auctioneer's Note: Outdoor enthusiasts, here is your unique opportunity to purchase an elite hunting/timber/tillable property. This conveniently located, 100 acre property offers a hunter's paradise within 5 miles of Fort Dodge, IA. Comprised of mature timber, cropland and a beautiful creek, this scenic property holds everything necessary to accommodate your trophy deer. Whether you are looking to farm, build or hunt, this farm has something for you.

To bid online visit <https://midwestlandmanagement.hibid.com>

For more information, call Zach Anderson at 712-298-1606 or Ben Hollesen at 712-253-5779.

Terms: 10% earnest money will be due on the day of the sale. Balance due at closing on or before December 12, 2019. Real estate taxes to be prorated to December 31, 2019. All final bids are subject to seller approval.

Diana J.P. Howe Living Trust and JAAH Inc. • Owners

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

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.