

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, December 22, 2016 at 10:00 A.M.

**150 ACRES - 3 Tracts**  
**Dickinson County, Iowa**

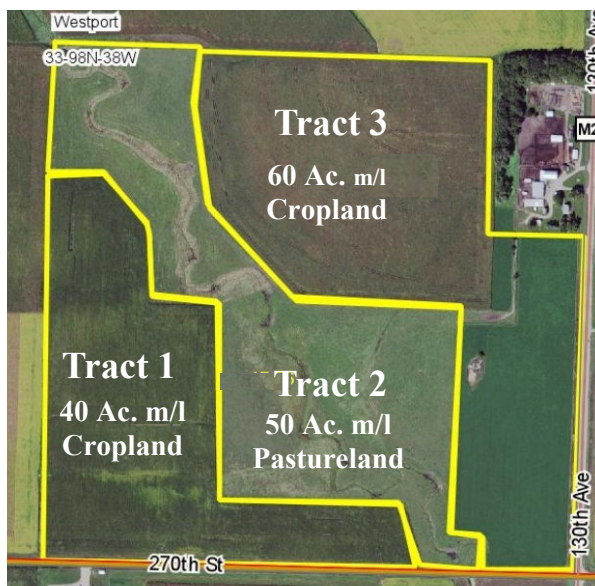
*Cropland and Pastureland*

**Sale Location:** Hap Ketelsen Community Center, 203 N Main St., Everly, Iowa

**Method of Sale:** Each tract will be sold separately.

**Property Location:** 6 miles north of Everly, Iowa on M27.

**Tract 1- 40 ACRES** More or Less **Westport Township, Dickinson County, IA**



**Tract 1 Legal Description:** Part of the Southeast Quarter (SE 1/4) containing 40 acres more or less of Section Thirty-three (33), Township Ninety-eight (98) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

**Surety/AgriData Avg. CSR2:** 91.9

**Surety/AgriData Avg. CSRI:** 74.4

**Soils:** Sac, Ransom, McCreath, Coland, Gillett Grove, Everly, Wilmington, and Cylinder

**Annual Real Estate Taxes:** \$768 (est.)

**Tract 2 - 50 ACRES** More or Less **Westport Township, Dickinson County, IA**

**Tract 2 Legal Description:** Part of the Southeast Quarter (SE 1/4) containing 50 acres more or less of Section Thirty-three (33), Township Ninety-eight (98) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

**Annual Real Estate Taxes:** \$495 (est.)

**See Reverse Side for Information on Tract 3**

**Midwest Land Management and Real Estate, Inc.**

521 South Grand Avenue, Spencer, IA 51301

**Ben Hollesen • 712-253-5779**

**Travis Johnson • 712-330-5345**

**Mark Nothwehr • 712-260-2110**

**[www.midwestlandmanagement.com](http://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.

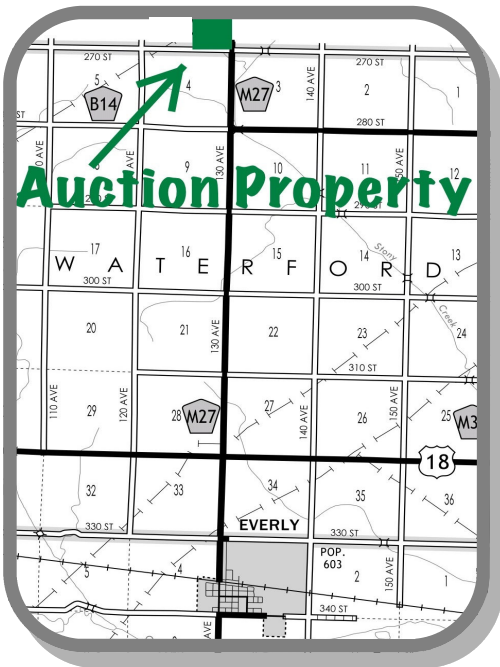
# Land Auction

## Thursday, December 22, 2016 at 10:00 A.M.

**Sale Location:** Hap Ketelsen Community Center, 203 N Main St., Everly, Iowa

### Tract 3 - 60 ACRES More or Less Westport Township, Dickinson County, IA

**Tract 3 Legal Description:** Part of the Southeast Quarter (SE ¼) containing 60 acres more or less of Section Thirty-three (33), Township Ninety-eight (98) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.



**Surety/AgriData Avg. CSR2:** 93.2

**Surety/AgriData Avg. CSRI:** 75.4

**Soils:** Sac, Everly, McCreath, Ransom, Coland, Gillett Grove & Terrill

**Annual Real Estate Taxes:** \$1150 (est.)

#### Combined FSA Information for Tracts 1 & 3:

Tillable Acres: 99.19 ac.

Corn Base: 43.12 ac. PLC Yield : 150 bu.

Soybean Base: 39.88 ac. PLC Yield: 44 bu.

**Auctioneer's Note:** Cattlemen, row crop producers & investors - here is a great opportunity to purchase 2 all-tillable tracts of land or an excellent pasture with good water. The Schmeling farm is ideally located on a hard-surfaced road in a very prosperous neighborhood in Dickinson County. The top bidder will have their choice of the 3 tracts. We look forward to seeing you at the auction.

**For More Information Call Ben Hollesen 712-253-5779**

**Terms:** Property to be surveyed prior to the auction. Exact legal and acres will be determined from survey. 10% earnest money down day of sale. Balance due at closing on or before January 27, 2017. Real estate taxes to be prorated to December 31, 2016. All final bids are subject to approval of seller.

## Craig and Carol Schmeling, Owners

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

**Attorney:** Lisa Steffen • Montgomery, Barry, Bovee, Steffen & Davis • Spencer, Iowa

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