

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 20, 2014 at 10:00 A.M.

More or Less

157 Acres Westport Township, Dickinson County, IA

Sale Location: Milford Community Center, 806 N Avenue, Milford, Iowa

Method of Sale: Farmland will be sold first with sale of acreage immediately following.

Property Location: 9 miles west of Milford, Iowa on A-34 or 7 miles south of Lake Park, Iowa on M-27.



Legal Description: The Northeast Quarter (NE ¼) of Section Nine (9), Township Ninety-eight (98) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa (excluding a 3 acre acreage in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼)).

Surety/AgriData Avg. CSR2: 92

Surety/AgriData Avg. CSRI: 74.5

Total Acres: 157 ac. m/l

Taxable Acres: 153.7 ac. est. **Annual Real Estate Taxes:** \$2397 est.

Primary Soils: Wilmonton, Letri, Everly, Spicer, Gillett Grove and Fostoria

FSA Information:

Tillable Acres: 146.2 ac.

Corn Base: 72.7 ac.

Soybean Base: 72.6 ac.

DD/CC Yield: 108/136 bu.

DD/CC Yield: 38/46 bu.

More or Less

3 Acre Acreage Westport Township, Dickinson County, IA



- 1456 Sq. Ft. Ranch Style Home
- 3 Bedrooms, 2 ½ Bath
- Attached 1 Car Garage
- 44 x 80' Storage Building
- Milford School District
- Rural Water
- Excellent Blacktop Location
- Real Estate Taxes: \$711 est.

Open House
Tuesday, Nov. 4
5:00-6:00 PM

Auctioneer's Note: Land Buyers, Investors & Acreage Buyers, here is an excellent opportunity to purchase an attractive, highly-tillable farm and well-cared for acreage 9 miles west of Milford, IA. The farmland has highly productive soils with a 74.5 CSRI and a 92 CSR2 rating; the well-maintained grass waterways provide good surface drainage and help minimize erosion. The 3 acre acreage is ideally located just west of the intersection of A-34 & M-27. What a great location on a hard-surfaced road. Make plans to attend the open house to see all the features this acreage has to offer.

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 15, 2015. Real estate taxes to be prorated to January 1, 2015. Acreage buyer will be responsible to bring the septic system to current Iowa Code at buyer's expense. All final bids are subject to approval of Seller.

Maurice R. Dougal Estate, Owner

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

For More Information Call Ben Hollesen 712-253-5779

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue, Spencer, IA 51301

Mark Nothwehr • 712-262-3110

Dalen Heida • 712-262-3110

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". 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.