

Midwest Land Management and Clinton Jones

LAND AUCTION

Saturday, September 2, 2017 at 10:00 A.M.

40 ACRES More or Less

Lakeville Township, Dickinson County, Iowa

Sale to be held at farm located ¼ mile west of the intersection of Hwy 86 & 160th St.

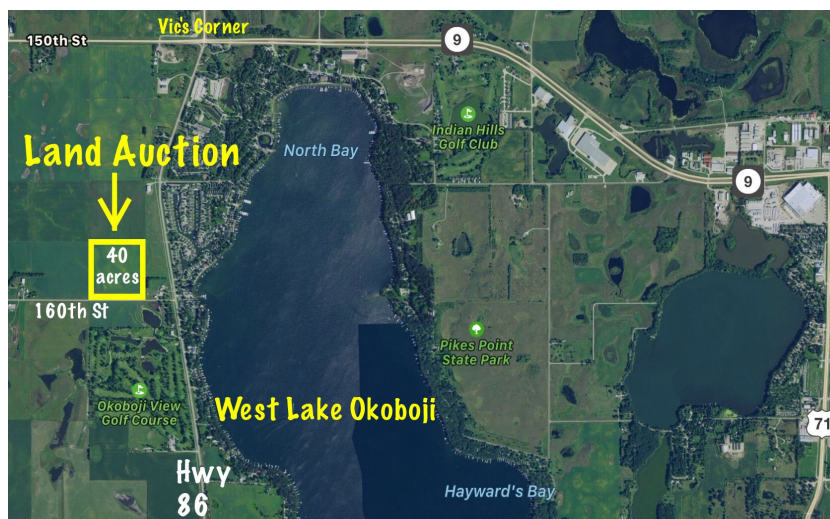
Legal Description: The Southwest Quarter of the Southwest Quarter (SW¼ SW¼) of Section Two (2), Township Ninety-Nine (99) North, Range Thirty-Seven (37) West of the 5th P.M., Dickinson County, Iowa.



Surety/AgriData Avg. CSR2: 84.8

Primary Soils: Webster, Clarion-Storden, Clarion & Okabena

Annual Real Estate Taxes: \$678



FSA Information:

Tillable Acres: 37.60 ac.

Corn Base: 19.30 ac. PLC Yield : 173 bu.

Soybean Base: 18.30 ac. PLC Yield: 46 bu.

Auctioneer's Note: Land buyers and Investors, here is a great opportunity to purchase an attractive, highly tillable 40 acres in Dickinson County with a 42' X 75' Morton building. The Gamble farm is located less than a half mile west of West Lake Okoboji. The farmland offers a nice return on your money and the building would be a great place to store your toys or could provide additional rental income. Please give us a call today to learn more about this great opportunity in the Iowa Great Lakes.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 1, 2017. Real estate taxes to be prorated to December 31, 2017. Seller to retain 100% of the 2017 cash rent. All final bids are subject to approval of seller.

Richard T. Gamble Revocable Trust, Owner

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

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

Midwest Land Management and Real Estate, Inc.

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& 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.