

Midwest Land Management and Clinton Jones

LAND

# AUCTION

Tuesday, March 5, 2019 at 10:00 A.M.



**60 Acres m/l**

**Milford Township, Dickinson County, Iowa**

**Sale Location:** Milford Community Center, 806 N Avenue, Milford, IA

**Property Location:** ¼ mile east of Milford, IA on 230th Street,  
½ mile south on 225th Avenue, and ¾ mile east on 235th Street.

**Legal Description:** The South Half of the Northeast Quarter of the Northwest Quarter (S½ NE¼ NW¼) AND the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) in Section Seventeen (17), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa.

**FSA Information:**

Cropland Acres: 59.3 ac.  
Corn Base: 15.66 ac. PLC Yield: 117 bu.  
Soybean Base: 16.57 ac. PLC Yield: 32 bu.  
CRP Acres: 10.80 ac.  
Annual CRP Payment: \$990  
Contract Expiration Date: 9-30-2020



**Real Estate Taxes:** \$708

**Surety/AgriData Avg. CSR2:** 53.1

**Surety/AgriData Avg. CSR2 on Tillable Ac.:** 62.4

**Primary Soils:** Wadena, Cylinder, Everly, Estherville, Wilimonton & McCreath

**Auctioneer's Note:** Attention farmers, investors & outdoorsmen, here is a chance to purchase a smaller tract of Dickinson County farmland at public auction. The Derner farm is located southeast of Milford and offers tillable farmland as well as a secluded area of picturesque CRP just minutes from the Iowa Great Lakes. Give us a call today to learn more about this property.

**For More Information Call Travis Johnson at 712-330-5345.**

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before April 5, 2019. Possession upon closing. Real estate taxes to be prorated to December 31, 2018. All final bids are subject to seller approval.

**Bradley Michael Derner, Owner**

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

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

**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](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.