

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, April 17, 2019 at 10:00 A.M.

80 Acres m/l

Lloyd Township, Dickinson County, IA



Open Lease for 2019!

Sale Location: Terril Public Library, 115 N State St., Terril, IA

Property Location: 1 mile south of Terril, Iowa on N14 and 1/4 mile east on 250th St.

Legal Description: The East Half of the Northwest Quarter (E1/2 NW1/4), Section Twenty-seven (27), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th P.M, Dickinson County, Iowa.



Surety/AgriData Avg. CSR2: 80.3
Surety/AgriData Avg. CSRI: 63.6
Primary Soils: Coland, Clarion, Canisteo & Nicollet
Real Estate Taxes: \$1,458

FSA information combined with adjoining land:

Cropland Acres: 71.79 ac.
Corn Base: 35.30 ac. Corn PLC Yield: 147 bu.
Soybean Base: 35.20 ac. Soybean PLC Yield: 38 bu.



Auctioneer's Note: Land buyers, here is an excellent opportunity to purchase an 80 acre tract of productive farmland just south of Terril, Iowa. The Matthews farm has been well cared for and farmed for several years by the Matthews family. The farm features an expansive county tile system on the south portion of the farm which drains into the adjacent drainage ditch providing a good tile outlet for the farm. The tile varies in size from 24" down to 12." Please visit our website, www.midwestlandmanagement.com, for soils maps, aerial images and drainage map. We look forward to seeing you at the auction!

For More Information Call Ben Hollesen at 712-253-5779.

Terms: Possession day of auction with 10% earnest money down. Balance due at closing on or before May 17, 2019. Real estate taxes to be prorated to December 31, 2018. All final bids are subject to seller approval.

Patrick Matthews, Owner

Auctioneers: Ben Hollesen 712-253-5779 • Clinton Jones 712-363-3522
Attorney: Lynn Fillenwarth • Fillwenwarth & Fillenwarth • Estherville, Iowa

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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.