

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, June 12, 2025 at 10:00 a.m.

## 155.84 Acres - Selling in 2 Tracts Dickinson County, Iowa



**Sale Location:** Softail Saloon, 811 1st Avenue, Superior, Iowa

**Method of Sale:** Successful bidder will have choice of tracts.

**Property Location:** 2.5 miles east of Spirit Lake, Iowa on Highway 71 and 1 mile north on 270th Avenue.

### Tract 1 • 80.48 Surveyed Acres • Spirit Lake Township • Dickinson County, IA

**Tract 1 Legal Description:** The West Half of the Southeast Quarter (W½ SE¼) of Section Twenty-six (26), Township One Hundred (100) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa.

**Surety/AgriData Avg. CSR2:** 79.9

**Surety/AgriData Avg. CSRI:** 61

**Primary Soils:** Clarion-Storden, Delft-Terril & Clarion

**Real Estate Taxes:** \$1,616

#### FSA Information is combined for Tract 1, Tract 2 & Adjoining Tract

Cropland Acres: 191.43

Corn Base: 127.06 Acres      PLC Yield: 149

Soybean Base: 64.37 Acres      PLC Yield: 46



**For more information contact Ben Hollesen • 712-253-5779**

**Terms:** 10% down day of sale. Balance due at closing on or before November 4, 2025. Sellers to retain the 2025 rental income. Farm to be sold with an open lease for 2026. Real estate taxes prorated to December 31, 2025. Property to be sold with a deed restriction for a 10 year period to only allow row crop farming and/or CRP practices on the land. No livestock confinements. All final bids subject to seller approval.

### Robert Lee Hansen Trust & Lavonne Esther Hansen Estate, Owners

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

**Attorney:** Earl Maahs • Walleck Law, PLLC • Spirit Lake, 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

Jerod Olson ~ 712-240-2800 • Jason Collins ~ 712-301-3858

Glenn Baker ~ 712-212-4417 • Tom Bradley ~ 515-202-7687

[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, June 12, 2025 at 10:00 a.m.



## Tract 2 • 75.36 Surveyed Acres • Spirit Lake Township • Dickinson County, IA

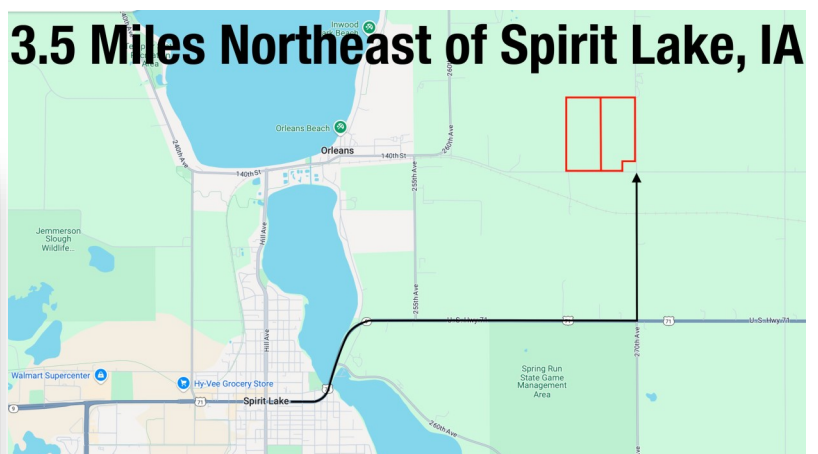
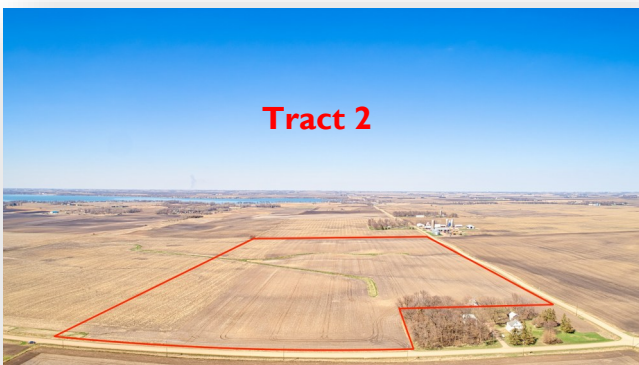
**Tract 2 Legal Description:** The East Half of the Southeast Quarter (E½ SE¼) of Section Twenty-six (26), Township One Hundred (100) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa excluding a 5.1 acre acreage.

**Surety/AgriData Avg. CSR2:** 82.7

**Surety/AgriData Avg. CSR1:** 63.9

**Primary Soils:** Clarion & Clarion-Storden

**Real Estate Taxes:** \$1,439



**For more information contact Ben Hollesen • 712-253-5779**

**Auctioneer's Note:** Attention Dickinson County Land Buyers, don't let this opportunity pass you by. The Hansen farm is located within eyesight of the Iowa Great Lakes and would make an excellent land investment. The farm has been very well farmed and maintained and features top-producing soils. Mark your calendars; we look forward to seeing you at the auction.

**Robert Lee Hansen Trust & Lavonne Esther Hansen Estate, Owners**

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

**Attorney:** Earl Maahs • Walleck Law, PLLC • Spirit Lake, Iowa

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