

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, November 25, 2025 at 10:00 a.m.

## 157 Acres m/l - Selling in 2 Tracts Clay & Dickinson County, IA



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

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

### Tract 1 • 77 Acres m/l • Meadow Township • Clay County, Iowa

**Tract 1 Legal Description:** The South Half of the Northwest Quarter (S $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section Twenty (20), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa. Exact legal to taken from the abstract.

**Surety/AgriData Avg. CSR2:** 91

**Surety/AgriData Avg. CSRI:** 74.7

**Primary Soils:** Letri, Wilmonton, Ransom, Everly

**Real Estate Taxes:** \$2,520

#### FSA Information for Tract 1

Cropland Acres: 73.95 acres

Corn Base: 36.30 acres      PLC Yield: 152

Soybean Base: 35.80 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 January 15, 2026. All final bids subject to seller approval. Real estate taxes prorated to December 31, 2025.

**Stanley H. Tripp Jr., Valerie J. Manwarren Revocable Trust  
& Noah Corbett, Owners**

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

**Attorney:** John M. Bjornstad • Bjornstad Law Office • Spirit Lake, IA

**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**

**MIDWEST LAND**  
& REAL ESTATE, INC  
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

Tuesday, November 25, 2025 at 10:00 a.m.

## 157 Acres m/l - Selling in 2 Tracts Clay and Dickinson County, IA



### Tract 2 • 80 Acres m/l • Milford Township • Dickinson County, IA

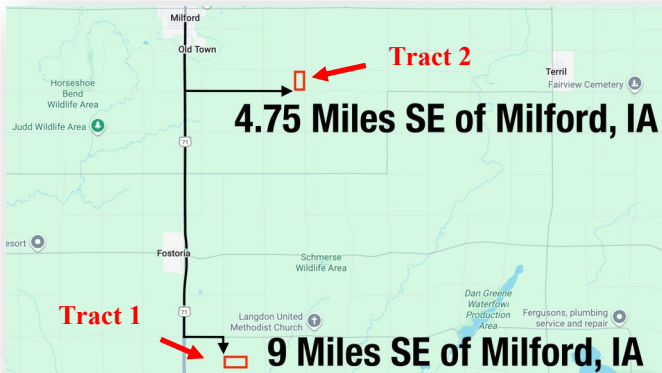
**Tract 2 Legal Description:** The East Half of the Southeast Quarter (E $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section Sixteen (16), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from abstract.

**Surety/AgriData Avg. CSR2:** 72.8

**Surety/AgriData Avg. CSRI:** 57.2

**Primary Soils:** Nicollet, Wadena, Cylinder

**Real Estate Taxes:** \$1,554



#### FSA Information for Tract 2

Cropland Acres: 75.63 acres

Corn Base: 58.70 acres

PLC Yield: 167

Soybean Base: 16.90 acres

PLC Yield: 48

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

**Auctioneer's Note:** Attention Iowa land buyers, this is an exceptional chance to purchase two high-caliber tracts of farmland in Northwest Iowa. The Tripp farms feature excellent soils with CSR2 ratings of 91 and 72.8. The farms have been very well farmed and managed and are ready for new ownership. The farms have no lease in place for the 2026 crop season. We look forward to seeing you at the auction.

### **Stanley H. Tripp Jr., Valerie J. Manwarren Revocable Trust & Noah Corbett, Owners**

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