

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, January 21, 2026 at 10:00 AM

**79.39 Surveyed Acres
Dickinson County, IA**



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

Property Location: 3.25 miles south of Milford, Iowa on Highway 71 and 6.5 miles west on 260th Street.

Legal Description: The surveyed East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-five (25), Township Ninety-eight (98) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 90.5

Surety/AgriData Avg. CSRI: 72.5

Primary Soils: Letri, Wilmonton, Fostoria

Annual Real Estate Taxes: \$1,984

FSA Information

Cropland: 75.23 acres

Corn Base: 36.75 acres PLC Yield: 177

Soybean Base: 36.75 acres PLC Yield: 50



9.75 Miles Southwest of Milford, Iowa

Auctioneer's Note: Land buyers, don't miss this opportunity to bid your price on this beautiful inside tract of farmland in southwest Dickinson County. The Arms farm offers top quality soils with an average CSR2 rating of 90.5 on the cropland acres. The farm also includes a wind turbine providing additional income for years to come! The farm is located within Drainage District 41 with district facilities providing an outlet for current and future drainage needs. If you are looking to purchase productive Iowa farmland with additional reliable wind income, you won't want to miss this auction. We look forward to seeing you at 10:00 AM in Milford on January 21st!

For more information call Travis Johnson • 712-330-5345

Terms: 10% down day of sale. Balance due at closing on or before March 6, 2026. Farm to be sold with no lease in place for 2026. Seller to retain all 2025 rents. Buyer to receive 2026 wind payment. Real estate taxes to be prorated to December 31, 2025. All final bids are subject to seller approval.

Jeanette Arms Estate, Owner

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

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

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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