

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, April 2, 2026 at 10:00 AM

**127 Acres m/l
Dickinson County, IA**



Available
for 2026
Crop Year!

Sale Location: Terril Community Library, 115 N State St., Terril, Iowa

Property Location: 3 miles west of Terril, Iowa on A48 and 1.6 miles south on M60.

Legal Description: The Southwest Quarter (SW¹/₄) of Section Thirty (30), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th P.M., Dickinson County, Iowa excluding surveyed Parcel E and Surveyed Parcel F.

Surety/AgriData Avg. CSR2: 82

Surety/AgriData Avg. CSR1: 63.5

Primary Soils: Clarion, Webster & Clarion-Storden

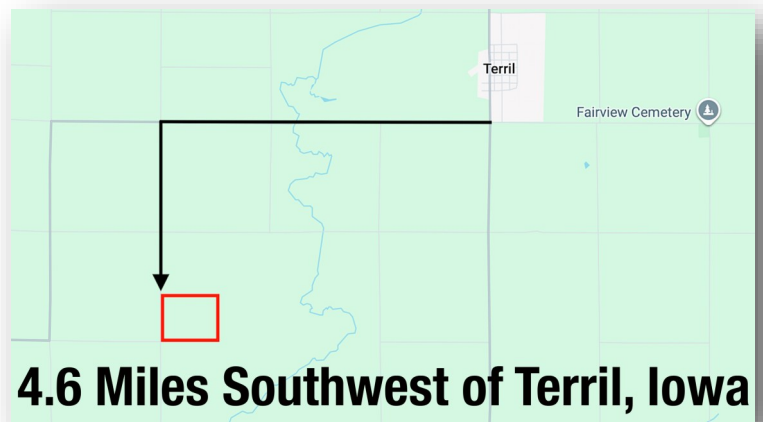
Annual Real Estate Taxes: \$3,519 est.

**FSA Information is combined
with Parcel F**

Cropland: 148.35 acres

Corn Base: 74.17 acres PLC Yield: 143

Soybean Base: 74.17 acres PLC Yield: 37



4.6 Miles Southwest of Terril, Iowa

Auctioneer's Note: The Mehan farm offers a great opportunity to own a blended farm with gently rolling hills to shed water. What a great opportunity to add additional acres to your operation or land investments with immediate possession to farm the farm for the spring of 2026. Don't miss this opportunity at the Terril Community Library on April 2, 2026.

For more information call Shane Brant • 712-301-4664

Terms: 10% down day of sale. Balance due at closing on or before May 15, 2026. Property taxes prorated to December 31, 2025. Buyer will receive immediate possession of the property upon deposit of the earnest money and signing of the real estate contract to operate the farm in 2026. All final bids are subject to seller approval.

William Joseph Mehan Trust, Owner

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

Attorney: Abby Walleck • Walleck Law, PLLC • Spirit Lake, Iowa

Midwest Land Management and Real Estate, Inc.

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www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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.