

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, March 25, 2026 at 10:00 AM

75 Acres m/l Clay County, IA



Sale Location: Dickens Community Center, 100 Main Street, Dickens, Iowa

Property Location: 5 miles south of Dickens, Iowa on 290th Avenue.

Legal Description: The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Eighteen (18), Township Ninety-five (95) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa except for 4.71 acre parcel on the eastern boundary.

Surety/AgriData Avg. CSR2: 94.8

Surety/AgriData Avg. CSR1: 79

Primary Soils: Gillett Grove, McCreath & Ransom

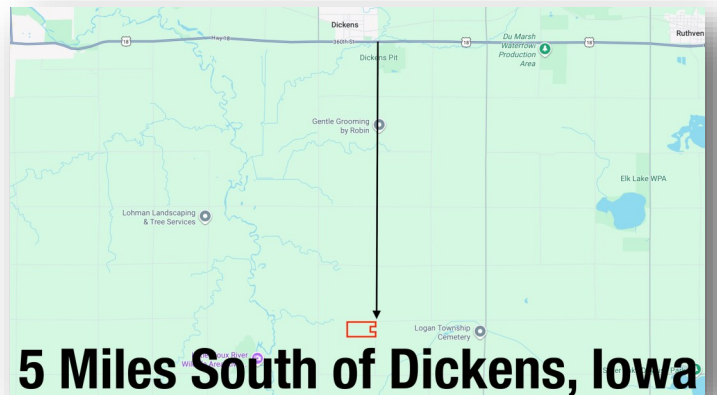
Annual Real Estate Taxes: \$2,612

FSA Information

Cropland: 75.4 acres

Corn Base: 39.3 acres PLC Yield: 176

Soybean Base: 36.1 acres PLC Yield: 48



Auctioneer's Note: Clay County Land Buyers, what an excellent opportunity to purchase a hard-to-find, highly tillable, inside 75-acre tract of farmland. The farm has excellent soils and would make an excellent long-term investment in Iowa farmland. Please note that the farm has an open lease for the 2026 crop season. We look forward to seeing you at the auction!

For more information call Ben Hollesen • 712-253-5779

Terms: 10% down day of sale. Balance due at closing on or before April 30, 2026. Real estate taxes prorated to December 31, 2025. Farm to be sold with an open lease for 2026. All final bids are subject to seller approval.

Kathy Petersen, Shane Ries & Joshua Ries, Owners

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

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

Midwest Land Management and Real Estate, Inc.

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

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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.