

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, June 17, 2026 at 10:00 AM

82.75 Surveyed Acres
Clay County, IA



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

Property Location: 3.25 miles south of Dickens, Iowa on 290th Avenue.

Legal Description: The South Half of the Fractional Northeast Quarter (S $\frac{1}{2}$ Fr. NE $\frac{1}{4}$) of Section Six (6), Township Ninety-five (95) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 95

Surety/AgriData Avg. CSRI: 78.9

Soils: Ransom, Rushmore, McCreath, Everly & Letri

Annual Real Estate Taxes: \$2,697 est.

**FSA Information is combined
with 2 acres to the south**

Cropland: 82.30 acres

Corn Base: 41.60 acres PLC Yield: 165

Soybean Base: 40.70 acres PLC Yield: 45



Auctioneer's Note: An exceptional opportunity to own a prime 82.75 acre parcel in Clay County located in the highly regarded Logan Township. This productive farm features highly tillable acres with strong soils and excellent farming potential, making it an outstanding investment for operators and investors alike. The tract offers efficient field layout, easy access, and the kind of quality land that rarely becomes available in this area. Whether you are looking to expand your current operation or secure a long-term asset, this property deserves your attention. The farm will be offered at public auction, giving buyers a chance to compete for one of the area's premier agricultural properties. Don't miss this rare opportunity to invest in high-quality Iowa farmland.

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

Terms: 10% down day of sale. Balance due at closing on or before October 30, 2026. Seller to retain 2026 farm income. Real estate taxes to be prorated to December 31, 2026. All final bids are subject to seller approval.

King Trust, Owner

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

Attorney: Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, Iowa

Midwest Land Management and Real Estate, Inc.

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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.