

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, July 9, 2024 at 10:00 AM

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



Sale Location: Dickinson County Expo Center, 1602 15th Street, Spirit Lake, Iowa.

Property Location: Located ½ mile south of Spirit Lake High School on Hill Avenue & ½ mile east on 165th St.

Legal Description: Outlet A, except the west 180 thereof, in the Plat of Horizons, Inc., Dickinson County, IA.

Surety/AgriData Avg. CSR2: 71.8

Surety/AgriData Avg. CSRI: 53.1

Primary Soils: Delft-Terril, Clarion-Storden, Blue Earth & Clarion

Annual Real Estate Taxes: \$612

FSA Information

Cropland Acres: 32.04 Ac. currently enrolled in CRP

CRP Annual Contract Payment: \$10,601 (\$330.87/acre)

Contract Expiration Date: 9/30/2026



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

Auctioneer's Note: Attention land buyers and developers! Opportunities like this rarely become available in Dickinson County. This farm presents a very solid ag land investment for years to come or the potential to develop the property to suit your needs or the needs of the area. Located in the heart of the Iowa Great Lakes, this farm has endless opportunities. We look forward to seeing you at the land auction on July 9th.

Terms: 10% down day of sale. Balance due at closing on or before August 9, 2024. Real estate taxes prorated to July 1, 2024. All final bids subject to seller approval.

Dennis C. Rognes, Owner

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

Attorney: Lisa Steffen • Goosmann Law Firm • Spirit Lake, Iowa

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

www.midwestlandmanagement.com

**MIDWEST LAND
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.