

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 13, 2025 at 10:00 a.m.

164.16 Acres - Selling in 2 Tracts Dickinson County, IA



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

Method of Sale: Successful bidder will have choice of tracts.

Tract 1 • 82.03 Surveyed Acres • Okoboji Township • Dickinson County, Iowa

Tract 1 Legal Description: The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Seventeen (17), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 95.1

Surety/AgriData Avg. CSRI: 78.5

Primary Soils: Ransom, Gillett Grove, Spicer

Real Estate Taxes: \$2,054

FSA Information for Tracts 1 & 2 Combined

Cropland Acres: 160.39 acres

Corn Base: 88.60 acres PLC Yield: 173

Soybean Base: 71.70 acres PLC Yield: 50



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

Terms: 10% down day of sale. Balance due at closing on or before December 19, 2025. Farm to be sold with no lease in place for 2026. All final bids subject to seller approval. Real estate taxes prorated to December 31, 2025.

Gary Hansen Revocable Trust dated March 29, 2021, Owner

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

Attorney: Robert Hodges • BrownWinick Law Firm • Des Moines, IA

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 • Jason Collins ~ 712-301-3858

Glenn Baker ~ 712-212-4417 • Tom Bradley ~ 515-202-7687

www.midwestlandmanagement.com

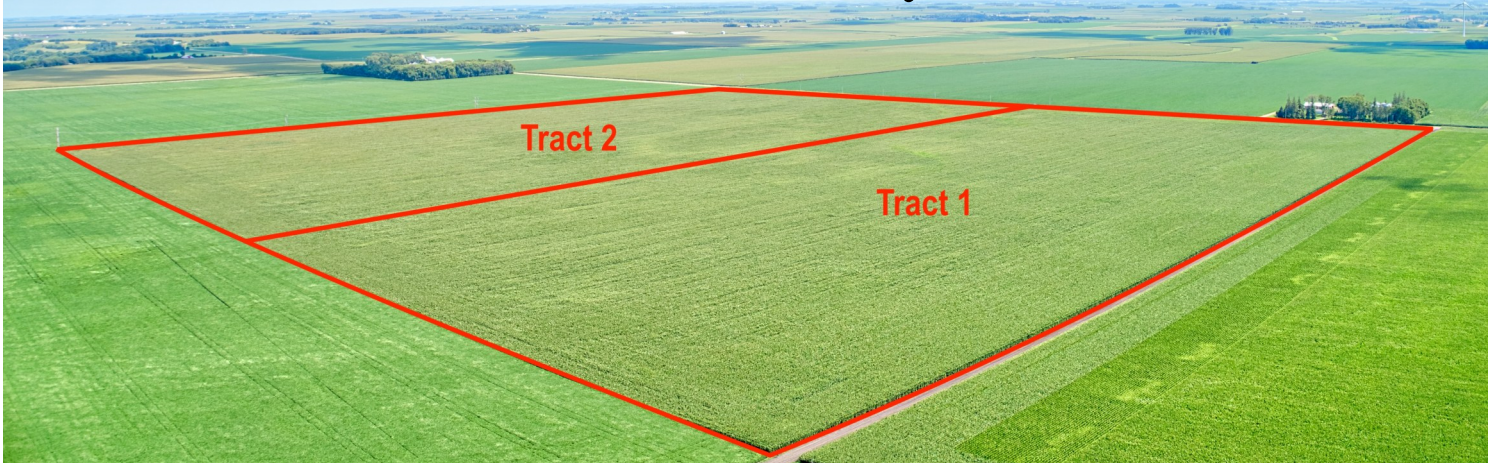
& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

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.

Land Auction

Thursday, November 13, 2025 at 10:00 a.m.

164.16 Acres - Selling in 2 Tracts Dickinson County, IA



Tract 2 • 82.13 Surveyed Acres • Okoboji Township • Dickinson County, IA

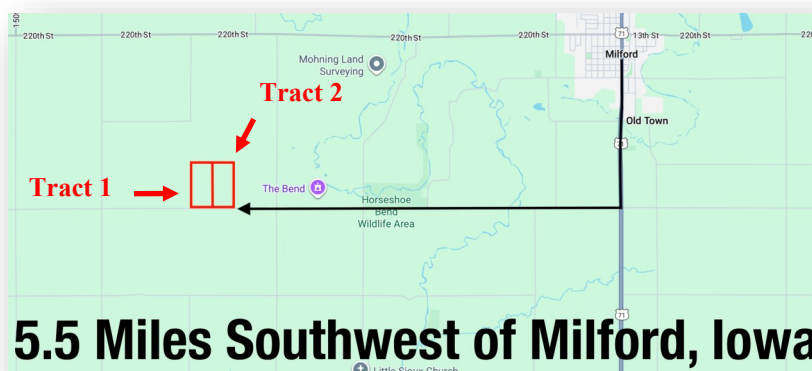
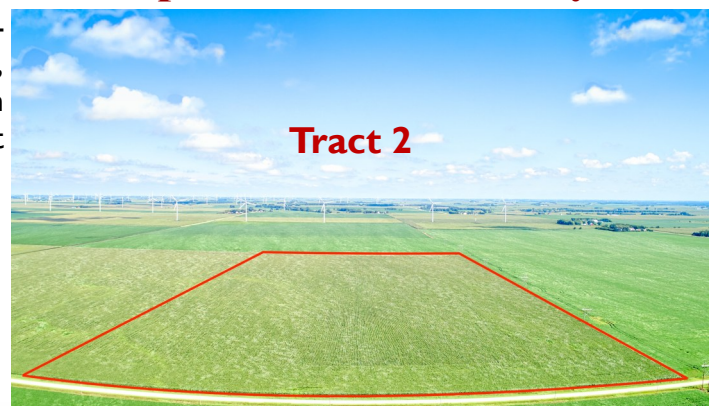
Tract 2 Legal Description: The East Half of the South-west Quarter (E½ SW¼) of Section Seventeen (17), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa. Exact legal to be taken from survey.

Surety/AgriData Avg. CSR2: 95.1

Surety/AgriData Avg. CSRI: 78.9

Primary Soils: Ransom, Gillett Grove, McCreath

Real Estate Taxes: \$2,110



5.5 Miles Southwest of Milford, Iowa

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

Auctioneer's Note: Land buyers, don't miss this chance to bid your price and take your choice of either or both of these productive and highly tillable tracts southwest of Milford. This farm has long been owned by the Hansen family, who has taken pride in making sure the land has been well cared for and maintained. This is your opportunity to build on their legacy. We look forward to seeing you at the auction on November 13th at the Milford Community Center.

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