

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, August 15, 2012 at 10:00 A.M.

117 ACRES

More or Less

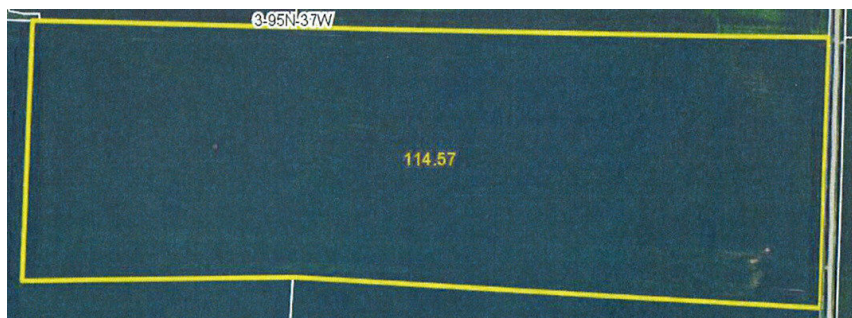
Lincoln Twp., Clay County, IA

Sale Location

Clay County Regional Events Center, 800 W 18th St., Spencer IA

Property Location: From Royal IA, 4 1/2 miles east on State Hwy 240, then 3/4 mile north on 200th Ave.

Legal Description: Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) and North Half of the Southeast Quarter (N1/2 SE1/4) Section Three (3) Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa



Avg. CSR: 79.8

Total Acres: 117 acres (more or less)

Taxable Acres: 115.8 acres

Real Estate Taxes: \$3206 Annual

FSA Information:

Tillable Acres 114.5 acres

Corn Base 56.7 acres

DD/CC Yield 123/141 bu.

Soybean Base 56.6 acres

DD/CC Yield 40/48 bu.

Auctioneer's Note: WOW!! What an excellent opportunity to purchase an all tillable, level, Royal area farm. This 117 ac. parcel has a 79.8 CSR with 2 primary soil types - Ransom & Gillett Grove. Give us a call today to learn more about this prime Royal area farm.

Terms: 10% earnest money down day of sale. Balance due at closing on or before closing November 1, 2012. Real estate taxes to be prorated to December 31, 2012. Possession will be given upon closing. All final bids are subject to approval of Seller.

Patricia Burke, Kathleen Ebinger, Mary Ann Scott, Owners

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

Attorney: Christopher Bjornstad

For More Information Call 712-262-3110

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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". 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.