

Midwest Land Management and Clinton Jones

LAND

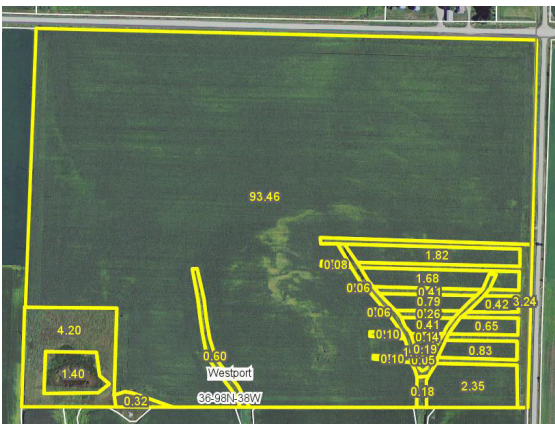
# AUCTION

Friday, September 28, 2012 at 1:00 P.M.

**120 ACRES** More or Less **Westport Twp, Dickinson County, IA**

**Sale Location:** Milford Community Center, 806 N Ave., Milford, IA

**Property Location:** 3 miles south of Milford, IA on Hwy. 71 and 6 miles west on A43



**Legal Description:** The North Three-quarters (N 3/4) of the Northeast Quarter (NE 1/4) Section Thirty-six (36), Township Ninety-Eight (98) North, Range Thirty-eight (38) West of the 5th P.M., Dickinson County, IA.

**Avg. CSR:** 72.9      **Avg. CSR(2):** 72.9  
**Total Acres:** 120.0 ac. m/l  
**Taxable Acres:** 115.5 ac.  
**Real Estate Taxes:** \$1,726 Annually

**FSA Information:**  
Tillable Acres 114.9 ac. including 11.8 CRP acres  
Corn Base 102.6 ac. DD/CC Yield 112/112 bu.

**Auctioneer's Note:** Midwest Land Management is pleased to be selling this Dickinson County farm for the Schmidt family at public auction. This farm is conveniently located on blacktop A43 in southwest Dickinson County. There are currently 11.8 acres of CRP on the farm with an annual payment of \$1,675.00 or \$141.95 per acre. Two CRP contracts expire in 2013 and the remaining contract expires in 2018.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before November 30, 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.

**Earl J. Schmidt Trust, Owner**

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

**For More Information Call 712-262-3110**

**Midwest Land Management and Real Estate, Inc.**

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**Ben Hollesen • 712-253-5779**

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& 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". 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.