

Midwest Land Management and Clinton Jones

LAND

# AUCTION

Thursday, October 11, 2012 at 10:00 A.M.

**143 ACRES** More or Less **Riverton Township, Clay County, IA**

**Sale Location:** Royal Community Center, 302 Main Street, Royal, IA

**Property Location:** 1/2 mile east of Royal on Hwy. 240 and 1 mile north on 160th Ave.



**Legal Description:** The Southwest Quarter (SW<sup>1</sup>/<sub>4</sub>) Section Thirty-one (31), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA (except 7.2 acre acreage).

**Avg. CSR:** 80.2     **Avg. CSR (2):** 83.5  
**Total Acres:** 143 ac. m/l  
**Taxable Acres:** 139.1 ac.  
**Real Estate Taxes:** \$3794 Annually

**FSA Information:**

Tillable Acres	141.1 ac.		
Corn Base	96.5 ac.	DD/CC Yield	123/123 bu.
Soybean Base	43.6 ac.	DD/CC Yield	42/42 bu.

**Auctioneer's Note:** Midwest Land Management is pleased to be selling this high quality Clay County farm for the Franker family at public auction. This attractive all tillable 143 acre farm is located within close proximity to local grain markets in nearby Royal, Everly, and Spencer. The Franker farm is in a high state of production and has been well maintained. Private and county tile maps are available.

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

**Robert and Iris Franker, Owners**

**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.**

521 South Grand Avenue, Spencer, IA 51301

**Mark Nothwehr** • 712-262-3110

**Dalen Heida** • 712-262-3110

**Ben Hollesen** • 712-253-5779

[www.midwestlandmanagement.com](http://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". 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.