

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, July 26, 2012 at 10:00 A.M.

**150 ACRES** More or Less **Twelve Mile Lake Twp., Emmet County, IA**

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

**Property Location:** 1 mile north and 3 1/2 miles east of Terril on 220th Street.



**Legal Description** Southeast Quarter (SE1/4) of Section Six (6), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, Iowa.

**Avg. CSR:** 66  
**Total Acres:** 150.0  
**Taxable Acres:** 146.35  
**Real Estate Taxes:** \$2978

**FSA Information:**

Tillable Acres	142.1 ac.
Corn Base	72.8 ac.
DD/CC Yield	118/118 bu.
Soybean Base	69.3 ac.
DD/CC Yield	30/30 bu.

**Auctioneer's Note:**

Midwest Land Management is pleased to be selling this 150 acre tract of land for the Mabel Carr Estate. Here is an excellent opportunity to purchase a mostly all tillable Emmet County farm located between Terril and Wallingford with several nearby grain markets. We look forward to seeing you at the auction.

**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.

**Mabel Carr Estate, Owner**

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

**Attorney:** Earl Maahs

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

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

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**MIDWEST LAND**  
MANAGEMENT

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