

Midwest Land Management and Clinton Jones

LAND

AUCTION

Thursday, April 4, 2013 at 10:00 A.M.

150 ACRES More or Less **Logan Township, Clay County, IA**

Sale Location: Ruthven Social Center, 1503 Rolling Street, Ruthven, Iowa



Method of Sale: Parcels A and B will be sold with successful bidder having choice of either or both parcels.

Property Location: 5 miles south of Ruthven, Iowa on N-18.

Legal Description: The Northeast Quarter (NE¹/₄) of Section Thirteen (13), Township Ninety-five (95) North, Range Thirty-five (35), West of the 5th P.M., Clay County, Iowa, excluding a 10 acre building site.

FSA Information Parcels A & B Combined:

CRP Acres	1.8 ac.	DD/CC Yield	110/137 bu.
Corn Base	75.4 ac.	DD/CC Yield	34/41 bu.
Soybean Base	74.4 ac.		

	Total	Parcel A	Parcel B
Avg. CSR:	66.0	64.4	67.5
Total Acres:	150.0 m/l	80.0 m/l	70.0 m/l
Tillable Acres (est.):	144.0	77.0	67.0
Annual Real Estate Taxes:	\$3278	\$1746	\$1532
Taxable Acres:	146.0	79.0	67.0

Auctioneer's Note: Midwest Land Management is pleased to be selling the Stephas Family farm at public auction. This a great opportunity to buy a 70, 80 or 150 acre, mostly-tillable farm and have the added income from the wind tower located on Parcel A. We look forward to seeing you at the auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before May 3, 2013. Real estate taxes to be prorated to December 31, 2012. All final bids are subject to approval of Seller.

Possession: Possession is subject to a cash lease for 2013. Buyer will receive 100% of the 2013 rent.

Wind Tower: Wind tower is located on Parcel A. Wind tower easement payments will be prorated to April 1, 2013.

Stephas Family, Owner

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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