

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, December 19, 2017 at 10:00 A.M.



**145 ACRES**

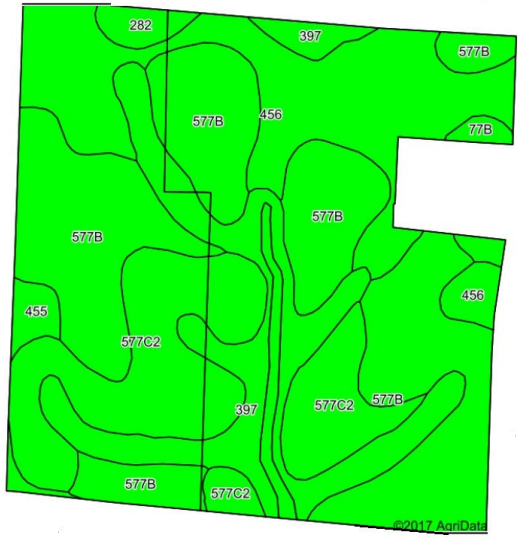
More or Less

**Summit Township, Clay County, IA**

**Sale Location:** Clay County Fair & Events Center, 800 W. 18th Street, Spencer, IA

**Property Location:** 1/4 mile south of Fostoria, IA on Highway 71.

**Legal Description:** The Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Twelve (12), Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa (excluding a 6 acre acreage in the Northeast Quarter of the Northeast Quarter).



**Surety/AgriData Avg. CSR2: 88.2**  
**Surety/AgriData Avg. CSRI: 67**  
**Soils:** 577B Everly, 456 Wilmonton, 577C2 Everly, 397 Letri, 455 Wilmonton, 282 Ransom, 77B Sac  
**Annual Real Estate Taxes: \$4,560**



**FSA Information:**  
Tillable Acres: 146.86 ac.  
Corn Base: 75.2 ac. PLC Yield : 174 bu.  
Soybean Base: 71.6 ac. PLC Yield: 52 bu.

**Auctioneer's Note:** Land buyers, here is an excellent opportunity to purchase a highly-tillable, Clay County farm with reputation soils. The Schmid farm has been in the family for a very long time and has been very well managed & farmed. The farm is ideally located along US Highway 71 just south of Fostoria, IA. Don't miss your opportunity to own this great Summit Township farm.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before February 9, 2018. Real estate taxes to be prorated to December 31, 2017. All final bids are subject to approval of seller.

**Dorothy Schmid Estate, Owner**

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

**Attorney:** Christopher Bjornstad • Cornwall, Avery, Bjornstad and Scott • Spencer, Iowa

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

521 South Grand Avenue, Spencer, IA 51301

**Ben Hollesen • 712-253-5779**

**Travis Johnson • 712-330-5345**

**Mark Nothwehr • 712-260-2110**

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**MIDWEST LAND**  
MANAGEMENT & REAL ESTATE, INC

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". Average CSR information was obtained from Surety/Agri Data. 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.