

Midwest Land Management and Clinton Jones

LAND

AUCTION

Wednesday, November 7, 2012 at 10:00 A.M.

More or Less

151 ACRES Delaware Township, Sac County, IA

Sale Location: Nemaha Community Room, 317 Main, Nemaha, IA

Property Location: 1 mile east of Nemaha, IA on 190th Street (D-15),
2 miles north on Otter Avenue, and 1/2 mile east on 170th Street.



Legal Description: The Northeast Quarter (NE $\frac{1}{4}$) of Section Eleven (11), Township Eighty-nine (89) North, Range Thirty-six (36) West of the 5th P.M., Sac County, IA (excluding acreage in N $\frac{1}{2}$ NE $\frac{1}{4}$).

Avg. CSR: 64.8 **Avg. CSR (2):** 64.2

Total Acres: 151 ac. m/l

Taxable Acres: 150.47 ac.

Real Estate Taxes: \$2766 Annually

FSA Information:

Tillable Acres	139.5 ac.		
Corn Base	69.0 ac.	DD/CC Yield	108/115 bu.
Soybean Base	69.2 ac.	DD/CC Yield	31/37 bu.

Auctioneer's Note: Midwest Land Management is pleased to be selling this Sac County farm at public auction. This inside 151 acres is located in the Nemaha, Newell and Sulphur Springs area which provides great access to local grain markets. The Kiburz farm is located in a strong livestock production area producing beef, swine, and poultry which could provide a great source of organic fertilizer to your farming operation. Give us a call today for more details on this Sac County farm.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 7, 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.

Kent Kiburz, 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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& 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.