

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, August 15, 2012 at 10:00 A.M.

160 ACRES More or Less **Meadow Twp., Clay County, IA**

Sale Location: Clay County Regional Events Center, 800 W 18th St., Spencer IA

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

Property Location: From Spencer IA, 4 miles north on Hwy 71 and 1 mile east on blacktop B14.

Legal Description for Parcel A: North Half of the Northwest Quarter (N1/2 NW1/4) Section Eight (8), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.

Avg. CSR: 72

Total Acres: 80 acres (more or less)

Tillable Acres: 76.3 acres (est.)

Taxable Acres: 76.5 acres

Real Estate Taxes: \$1498

Legal Description for Parcel B: North Half of the Northeast Quarter (N1/2 NE1/4) Section Eight (8), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.

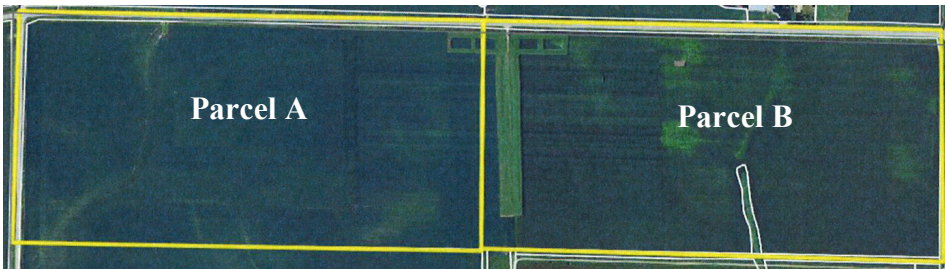
Avg. CSR: 67

Total Acres: 80 acres (more or less)

Tillable Acres: 75.8 acres (est.)

Taxable Acres: 76.6 acres

Real Estate Taxes: \$1420



FSA Information (combined)

Tillable Acres 152.1 acres

Corn Base 90.7 acres

DD/CC Yield 123/123 bu.

Soybean Base 61.3 acres

DD/CC Yield 37/37 bu.

Auctioneer's Note: Midwest Land Management is pleased to be selling these attractive 80 acre parcels in Clay County. Here is an excellent opportunity to purchase 80 or 160 acres of productive farmland within close proximity to local 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.

Patricia Burke, Kathleen Ebinger, Mary Ann Scott, Owners

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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MIDWEST LAND
MANAGEMENT

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