

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 7, 2013 at 10:00 A.M.

160 ACRES More or Less **Waterford Township, Clay County, IA**

Sale Location: Hap Ketelsen Community Center, 203 North Main St., Everly, IA



Property Location: 3 miles north of Everly, Iowa on M27 and 1 mile east on 300th Street.
Farm is bordered by 300th Street on the south and 140th Avenue on the west.

Legal Description: The Southwest Quarter (SW¼) of Section Fourteen (14), Township Ninety-seven (97) North, Range Thirty-eight (38), West of the 5th P.M., Clay County, Iowa.

Avg. CSR: 60.9

Total Acres: 160 ac. m/l

Primary Soils: Everly, Wilmonton, Letri

Taxable Acres: 156 ac.

Annual Real Estate Taxes: \$3,494

Lease: Open For 2014



FSA Information:

Cropland Acres	140.8 ac.		
Corn Base	83.2 ac.	DD/CC Yield	110/110 bu.
Soybean Base	55.6 ac.	DD/CC Yield	37/37 bu.

Auctioneer's Note: Midwest Land Management is pleased to be offering the Fliss farm at public auction. This Everly area farm is a blend of tillable acres and a mature grove of trees with an older building site. There are currently acres that are being hayed that could be converted to tillable acres. Please give us a call today to learn more about buying this farm at public auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before Dec. 13, 2013. Real estate taxes to be prorated to Dec. 31, 2013. Possession will be given upon closing. All final bids are subject to approval of Seller.

Fliss Family Partnership, Owner

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

Midwest Land Management and Real Estate, Inc.

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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". 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.