

Midwest Land Management and Clinton Jones

LAND

AUCTION

Thursday, November 8, 2012 at 10:00 A.M.

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

Sale Location: Legends Event Center, 422 1st Avenue East, Spencer, IA

Property Location: From Spencer, IA, 2 miles south of Hwy 18E on 225th Ave. (Asher Road) and 1/2 mile east on 380th Street.



Legal Description: The Northwest Quarter (NW1/4) Section Thirty-two (32), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.

Avg. CSR: 61.6 **Avg. CSR (2):** 62.7

Total Acres: 160 ac. m/l

Taxable Acres: 158.0

Real Estate Taxes: \$3228 Annually

FSA Information:

Tillable Acres	126.5 ac.		
Corn Base	64.2 ac.	DD/CC Yield	123/132 bu.
Soybean Base	62.3 ac.	DD/CC Yield	35/42 bu.

Auctioneer's Note: Land buyers here is your opportunity to purchase a unique blend of row crop and pasture at public auction. The Freeburg farm is an inside 160 acre tract of land with 126.5 tillable acres and 31.5 acres of pasture/recreational land. We look forward to seeing you at the auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 15, 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.

John Raymond Freeburg Residuary Trust, 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.

521 South Grand Avenue, Spencer, IA 51301

Mark Nothwehr • 712-262-3110

Dalen Heida • 712-262-3110

Ben Hollesen • 712-253-5779

www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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