

Midwest Land Management and Clinton Jones

LAND

AUCTION

Tuesday, November 13, 2012 at 10:00 A.M.

More or Less

160 Acres Caledonia Township, O'Brien County, IA

Sale Location: American Legion, 5624 460th St. (Hwy. 10), Paullina, IA

Property Location: 3 miles west of Germantown, IA on 480th Street



Legal Description: Southeast Quarter (SE $\frac{1}{4}$) of Section Eighteen (18), Township Ninety-four (94) North, Range Forty-two (42) West of the 5th P.M., O'Brien County, Iowa.

Avg. CSR: 73.8

Avg. CSR(2): 77.7

Total Acres: 160 ac. m/l

Taxable Acres: 154.25 ac.

Real Estate Taxes: \$3,556 Annually

FSA Information:

Tillable Acres	152.8 ac.		
Corn Base	74.8 ac.	DD/CC Yield	122/161 bu.
Soybean Base	76.9 ac.	DD/CC Yield	44/52 bu.

Auctioneer's Note: Midwest Land Management is pleased to be selling this attractive gently rolling 160 acre farm for Shirley Neunaber at public auction. This farm is located on the edge of the O'Brien-Sioux County line and is within close proximity to Paullina and Granville which provide excellent grain marketing facilities. The Neunaber farm has been well cared for, and the grass waterways are in excellent condition and will help minimize soil erosion. We look forward to seeing you at the auction.

Terms: Subject to farm lease with tenant for 2013 crop year. 10% earnest money down day of sale. Balance due at closing on or before December 18, 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.

Shirley L. Neunaber, 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

& 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.