

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, March 14, 2013 at 10:00 A.M.

More or Less

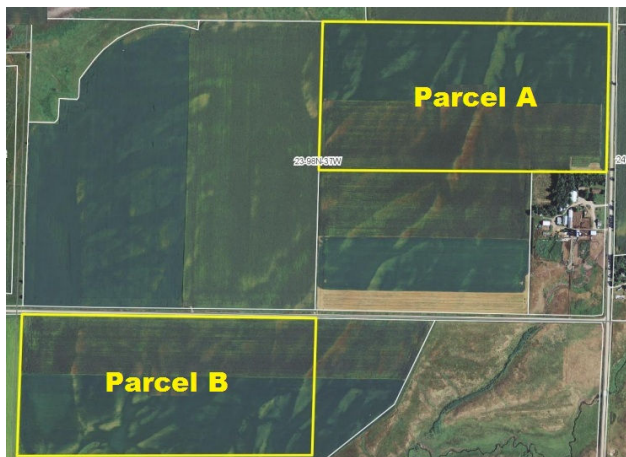
160 ACRES Okoboji Township, Dickinson County, IA

Sale Location: Milford Community Center, 806 N Avenue, Milford, Iowa

Method of Sale: High bidder will have choice of Parcel A, B or both.

Parcel A Property Location: 1 mile south of Milford on US Highway 71, 1 mile west on 240th Street, and 1/2 mile south on 210th Avenue

Parcel A Legal Description: The North Half of the Southeast Quarter (N1/2 SE1/4) of Section Twenty-Three (23), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa



Avg. CSR: 37.1

Taxable Acres: 79 ac.

Total Acres: 80 ac.

Annual Real Estate Taxes: \$596

Parcel B Property Location: 1 mile south of Milford on US Highway 71, 1 mile west on 240th Street, 1 mile south on 210th Avenue and 1/2 mile west on 250th Street

Parcel B Legal Description: The North Half of the Northwest Quarter (N1/2 NW1/4) of Section Twenty-Six (26), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th P.M., Dickinson County, Iowa.

Avg. CSR: 39.9

Taxable Acres: 78 ac.

Total Acres: 80 ac.

Annual Real Estate Taxes: \$640

FSA Information (Parcel A & B Combined):

| | | | |
|----------------|-----------|-------------|---------|
| Tillable Acres | 156.4 ac. | | |
| Corn Base | 106.3 ac. | DD/CC Yield | 106 bu. |
| Soybean Base | 46.9 ac. | DD/CC Yield | 29 bu. |

Auctioneer's Note: Midwest Land Management is pleased to be selling these Dickinson County farms for the Olneys at public auction. This is a great opportunity to purchase 80 or 160 acres in Okoboji Township. These farms are located within close proximity to nearby grain markets in Fostoria and Milford. We look forward to seeing you at the auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before April 16, 2013. Real estate taxes to be prorated to December 31, 2012. All final bids are subject to approval of Seller.

Possession: Possession is subject to a cash lease for 2013. Buyer will receive 100% of the 2013 rent.

Ronald and Christine Olney, Owners

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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