

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, July 17, 2014 at 10:00 A.M.

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

Sale Location: Greenville Community Center, Greenville, Iowa

Property Location: 4 miles east of Gillett Grove, Iowa on County Road B53.



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

Legal Description: The Southeast Quarter (SE¹/₄) of Section Twenty-two (22), Township Ninety-five (95) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa.

FSA Information Parcels A & B Combined:

Cropland Acres	155.3 ac.		
Corn Base	91.9 ac.	DD/CC Yield	117/117 bu.
Soybean Base	62.4 ac.	DD/CC Yield	37/37 bu.

Parcel A Soils: Clarion, Webster, Nicollet and Storden-Omsrud

Parcel B Soils: Webster, Clarion, Storden-Omsrud and Coland-Terril

	Total	Parcel A	Parcel B
Surety/AgriData Avg. CSR2:	83.4	83.6	83.3
Total Acres:	160.0 m/l	80.0 m/l	80.0 m/l
Tillable Acres (est.):	158.80	79.4	79.4
Annual Real Estate Taxes:	\$4100	\$2074	\$2026
Taxable Acres:	157.28	78.64	78.64

Auctioneer's Note: Midwest Land Management is pleased to be selling the Triggs Family farm at public auction. This is a great opportunity to buy an 80 or 160 acre, all-tillable farm located on a hard surfaced road close 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 November 14, 2014. Real estate taxes to be prorated to December 31, 2014. Subject to cash rent lease for 2014 crop year. All final bids are subject to approval of Seller.

Judy Pine, Carol Everley and Linda Statler, Owners

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

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

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.