

Midwest Land Management and Clinton Jones

LAND

AUCTION

Thursday, November 15, 2012 at 10:00 A.M.

189 ACRES More or Less **Twelve Mile Lake Twp, Emmet County, IA**

Sale Location: Terril Library, 115 N. State Street, Terril, Iowa

Property Location: Parcels A and B are located 1 mile north of Terril and 3 miles east on 220th Street (A34). Parcel C is 1/2 mile east of Parcel A and 1/2 mile south on 350th Avenue.

Method of Sale: Parcels A, B, and C will be sold with successful bidder having choice of any or all parcels.



Legal for Parcel A: The Fractional Northwest Quarter (Fr. NW¹/₄) of Section Seven (7), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, IA, excluding building site.

Total Acres: 125.0 ac. m/l
Taxable Acres: 120.56 ac.

Avg. CSR: 74.9
Annual Real Estate Taxes: \$2782

Legal for Parcel B: The South Part of Fractional Northwest Quarter of Southwest Quarter (Fr. NW¹/₄ SW¹/₄) and Fractional Southwest Quarter of Southwest Quarter (Fr. SW¹/₄ SW¹/₄) of Section Six (6), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, IA.

Total Acres: 36.0 ac. m/l
Taxable Acres: 33.45 ac.

Avg. CSR: 68.7
Annual Real Estate Taxes: \$776

Legal for Parcel C: The South Part of the Southwest Quarter of the Northwest Quarter (SW¹/₄ NW¹/₄) and the South Part of the Southeast Quarter of the Northwest Quarter (SE¹/₄ NW¹/₄) of Section Eight (8), Township Ninety-Eight (98) North, Range Thirty-four (34) West of the 5th P.M., Emmet County, IA.

Total Acres: 28.0 ac. m/l
Taxable Acres: 27.58 ac.

Avg. CSR: 72.0
Annual Real Estate Taxes: \$600



FSA Information: (All Parcels Combined)

Tillable Acres:	184.0 ac.		
Corn Base	94.4 ac.	DD/CC Yield	118/118 bu.
Soybean Base	86.4 ac.	DD/CC Yield	33/33 bu.

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

Kennedy Farm Trust, Owner

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

For More Information Call 712-262-3110

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MIDWEST LAND
 MANAGEMENT

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