

Midwest Land Management and Clinton Jones

LAND

AUCTION

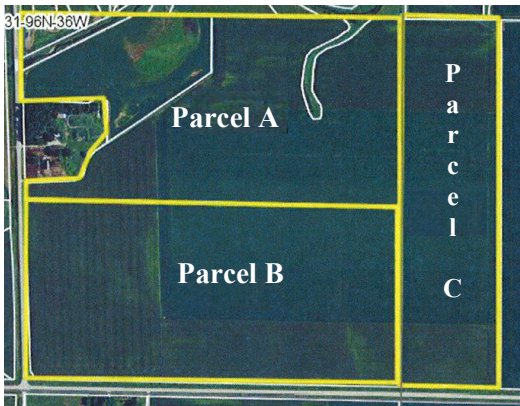
Thursday, August 30, 2012 at 10:00 A.M.

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

Sale Location: Clay County Regional Events Center, 800 West 18th St., Spencer, IA

Property Location: From Spencer IA, 2½ miles south of Hwy 18E on 225th Ave. (Asher Road)

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



Legal Description for Parcel A: The North Half of the Southeast Quarter (N½SE¼) Section Thirty-one (31), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA, except building site, to be determined by survey.

Avg. CSR: 64.6 **Total Acres:** 73 ac. m/l **Tillable Acres:** 69.5 ac. (est.)
Taxable Acres: 72.3 ac. (est.) **Real Estate Taxes:** \$1676

Legal Description for Parcel B: The South Half of the Southeast Quarter (S½SE¼) Section Thirty-one (31), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA

Avg. CSR: 70.5 **Total Acres:** 80 ac. m/l **Tillable Acres:** 77.0 ac. (est.)
Taxable Acres: 75.8 ac. (est.) **Real Estate Taxes:** \$1868

Legal Description for Parcel C: The West Forty (40) acres of the Southwest Quarter (SW¼) Section Thirty-two (32), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA

Avg. CSR: 69.6 **Total Acres:** 40 ac. m/l **Tillable Acres:** 39.5 ac. (est.)
Taxable Acres: 39.3 ac. (est.) **Real Estate Taxes:** \$944

FSA Information: (All Parcels Combined) - 186.0 Cropland Acres

Corn Base 92.1 ac. DD/CC Yield 123/138 bu.

Soybean Base 92.4 ac. DD/CC Yield 36/43 bu.

Auctioneer's Note: Midwest Land Management is pleased to be selling these attractive farms in Clay County. The successful bidder will have choice of 40 acres, 73 acres or 80 acres. The parcels will not be recombined. Here is an excellent opportunity to purchase productive farmland within close proximity to local grain markets.

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

Roberta Shearer, Owner

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

For More Information Call 712-262-3110

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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.