

Midwest Land Management and Clinton Jones

LAND

AUCTION

Thursday, October 18, 2012 at 10:00 A.M.

More or Less

29 ACRES Waterford Township, Clay County, IA

Sale Location: Hap Ketelsen Community Center, 203 N. Main St., Everly, IA

Property Location: 1 mile north of Everly on M27 and 1 mile east on Hwy. 18



Legal Description: The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-six (26), Township Ninety-seven (97) North, Range Thirty-eight (38) West of 5th P.M., Clay County, IA, excluding 9.5 acre building site.

Avg. CSR: 69.1

Avg. CSR(2): 73.4

Total Acres: 29 ac. m/l

Taxable Acres: 27.5 ac.

Real Estate Taxes: \$648 Annually

FSA Information:

| | | | |
|----------------|----------|-------------|-------------|
| Tillable Acres | 28.8 ac. | | |
| Corn Base | 14.2 ac. | DD/CC Yield | 123/134 bu. |
| Soybean Base | 14.4 ac. | DD/CC Yield | 31/37 bu. |

Auctioneer's Note: Midwest Land Management is pleased to be selling the Groenewold Farm at public auction. This all tillable farm is located within 3 miles of Everly and is ideally located on Hwy. 18 which provides good access to local grain markets. Give us a call to discuss the possibilities of owning this attractive Clay County farm.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 1, 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.

David Groenewold, 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.

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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.