

# LAND AUCTION

Thursday, May 16, 2013 at 10:00 A.M.

**Sale Location:** Linn Grove Community Center, 110 Weaver St., Linn Grove, IA

**Method of Sale:** Parcel A will be sold first with sale of Parcel B immediately following.

More or Less

## 322 Acres Douglas Township, Clay County, IA

**Property Location:** 1 mile north of Linn Grove, Iowa on M36, 1/2 mile north and west on Hill Road which turns into 510th Street in Clay County.

**Parcel A Legal Description:** Part of the South Half (S<sup>1/2</sup>) of Section Thirty-one (31), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa (tillable portion of the farm). Full legal to be taken from abstract.



**Avg. CSR:** 77.0      **Total Acres:** 191 ac. m/l  
**Taxable Acres:** 187.4 ac. est.      **Annual Real Estate Taxes:** \$4761 est.  
**Primary Soils:** McCreath, Sac, Gillett Grove, Annieville

**FSA Information:**

Tillable Acres: 183.1 ac. est.      DD/CC Yield: 117/143 bu.  
Corn Base: 103.1 ac.      DD/CC Yield: 40/48 bu.  
Soybean Base: 79.2 ac.



**Parcel B Legal Description:** Part of the South Half (S<sup>1/2</sup>) of Section Thirty-one (31), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M. Clay County, Iowa (pasture, improved acreage, and outbuilding portion of the farm). Full legal to be taken from abstract.

**Avg. CSR:** 41.1      **Total Acres:** 131 ac. m/l  
**Taxable Acres:** 127.5 ac. est.      **Annual Real Estate Taxes:** \$2423 est.  
**Primary Soils:** Moneta, Sac, Coland

**Auctioneer's Note:** Midwest Land Management is pleased to be auctioning this Clay County farm for Dr. James D. Carlson. Parcel A features a nearly level, all-tillable tract of productive farmland with a 77 CSR in one large contiguous field. Parcel B features picturesque pasture hills, 1344 Sq. Ft. ranch style home and a 24'x60' utility shed. Bluebird Creek flows through the pasture providing a good source of water for livestock and recreational use. This is truly a unique opportunity to purchase tillable land and adjoining pasture land in the Linn Grove area. Both parcels to be surveyed prior to the auction and sold by surveyed acres. Visit our website for photos, soils maps, aerial photos and survey.



**Terms:** 10% earnest money down day of sale. Balance due at closing on or before June 14, 2013. Real estate taxes to be prorated to December 31, 2012. Possession is subject to a cash lease for 2013. Buyer receives 100% of 2013 cash rent. All final bids are subject to approval of Seller.

**James D. Carlson Family LLLP, 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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MANAGEMENT

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