

Midwest Land Management and Clinton Jones

LAND

# AUCTION

Friday, August 10, 2012 at 10:00 A.M.

**37.5 ACRES** More or Less **Clay Township, Clay County, IA**

**Sale Location:** Royal Community Center, 302 Main Street, Royal, IA

**Property Location:** From Royal, 1 mile south and 3/4 mile west on 410th St.



**Legal Description:** Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) Section Fourteen (14), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa, excluding building site.

**Avg. CSR:** 80.2

**Total Acres:** 37.5 m/l (to be surveyed prior to sale date)

**Taxable Acres:** 32.89

**Real Estate Taxes:** \$985 (est.)

**FSA Information:**

Tillable Acres	35.6 ac.		
Corn Base	18.6 ac.	DD/CC Yield	125/125 bu.
Soybean Base	14.7 ac.	DD/CC Yield	34/34 bu.

**Auctioneer's Note:** Midwest Land Management is pleased to be selling this prime Royal area farm. This farm features very production soils which include McCreath & Gillett Grove soils on the majority of the farm. The Mugge farm will be surveyed prior to sale day and will be sold by the surveyed areas. We look forward to seeing you at the auction.

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

**Janna M. Mugge, 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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**MIDWEST LAND**  
MANAGEMENT

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