

Midwest Land Management and Clinton Jones

LAND

AUCTION

Tuesday, December 11, 2012 at 10:00 A.M.

39 ACRES More or Less **Douglas Township, Clay County, IA**

Sale Location: Greenville Community Center, Greenville, Iowa

Property Location: 2 miles north of Sioux Rapids on Hwy 71
and 3/4 mile west on Hwy 10



Legal Description: The West Half of the East Half of the Southeast Quarter (W¹/₂ E¹/₂ SE¹/₄) of Section 26, Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa, excluding the west 16.5 feet.

Avg. CSR: 75.3

Total Acres: 39 ac. m/l

Taxable Acres: 37.5 ac.

Real Estate Taxes: \$932 Annually

Soils: Gillett Grove, McCreath



FSA Information:

Tillable Acres	38.3 ac.		
Corn Base	21.6 ac.	DD/CC Yield	125/125 bu.
Soybean Base	17.7 ac.	DD/CC Yield	42/42 bu.

Auctioneer's Note: Midwest Land Management is pleased to be selling this very attractive, all tillable farm at public auction. This Douglas Township farm is bordered by State Hwy. 10 on the south providing good access to local grain markets and features very productive soils. Land investors, here is an excellent opportunity to purchase a high-quality farm with a long-term lease in place. Give us a call today to discuss the details of the lease.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 31, 2012. Real estate taxes to be prorated to December 31, 2012. Possession is subject to long-term lease. All final bids are subject to approval of Seller.

Gretchen Acosta, 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

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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