

Midwest Land Management and Clinton Jones

LAND

AUCTION

Friday, September 28, 2012 at 1:00 P.M.

41.25 ACRES & 5 Platted Lots On Little Spirit

More or Less **Minneota Township, Jackson County, MN**

Sale Location: Milford Community Center, 806 N Ave., Milford, IA

Property Location: 5 miles north of Spirit Lake, IA on 240th Avenue



Legal Description: A parcel located in Section Thirty-five (35), Township One Hundred One (101) North, Range Thirty-six (36) West of the 5th P.M., Jackson County, MN.

Avg. CSR:

Total Acres: 41.25 ac. m/l + 5 additional platted lots

Real Estate Taxes: \$762 Annually

FSA Information:

Cropland Acres: 25.2 ac. currently enrolled in CRP

Annual CRP Payment: \$3264

CRP Contracts Expire: September 30, 2016

Auctioneer's Note: Midwest Land Management is pleased to be offering this Jackson County, MN farm at public auction for the Schmidt family. If you are looking for an affordable CRP farm here is a great opportunity in the heart of the Iowa Great Lakes. The 5 platted lots located along the shoreline of Little Spirit Lake will provide an excellent opportunity to relax and enjoy peaceful lakeside views.

Terms: 10% earnest money down day of sale. Balance due at closing on or before November 30, 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.

Gladys Schmidt Trust, 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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& 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.