

Midwest Land Management and Clinton Jones

LAND

# AUCTION

Thursday, September 20, 2012 at 10:00 A.M.

More or Less

**45 ACRES** Lone Tree Township, Clay County, IA

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

**Property Location:** 2 miles south of Everly on M27 and 1½ miles west on 360th St.



**Legal Description:** East 36 acres of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) and the South 9 acres of the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW1/4) all in Section Seventeen (17), Township Ninety-Six (96) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

**Avg. CSR:** 80.8 (New Rating)

**Total Acres:** 45.0 ac. m/l

**Taxable Acres:** 44.0 ac.

**FSA Information:**

Tillable Acres	45.7 ac.		
Corn Base	21.6 ac.	DD/CC Yield	112/112 bu.
Soybean Base	21.0 ac.	DD/CC Yield	38/38 bu.

**Auctioneer's Note:** Midwest Land Management is pleased to be selling this smaller tract of high quality land in Clay County. Here is an excellent opportunity to purchase productive farmland within close proximity to local grain markets. We look forward to seeing you at the auction.

**Terms:** 10% earnest money down day of sale. Balance due at closing on December 31 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.

**Peggy J. Huckfelt, 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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