

Midwest Land Management and Clinton Jones

LAND

AUCTION

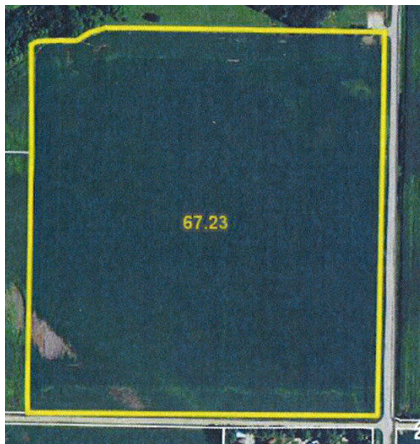
Wednesday, August 15, 2012 at 10:00 A.M.

70 ACRES More or Less **Sioux Twp., Clay County, IA**

Sale Location

Clay County Regional Events Center, 800 W 18th St., Spencer IA

Property Location: From Spencer IA, 1.5 miles east on Hwy 18 and 1/8 mile south on blacktop M50.



Legal Description: Southeast Quarter of the Northeast Quarter (SE1/4 NE1/4) Section Twenty (20), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M. Clay County IA

Avg. CSR: 72.8

Total Acres: 70 acres (more or less)

Taxable Acres: 66.64 acres

Real Estate Taxes: \$1668 Annual

FSA Information:

Tillable Acres 67.2 acres

Corn Base 38.4 acres DD/CC Yield 117/117 bu.

Soybean Base 28.8 acres DD/CC Yield 32/32 bu.

Auctioneer's Note: Midwest Land Management is pleased to be selling this attractive all tillable farm on the southeast side of Spencer. This farm is conveniently located on blacktop M50 with good access of local grain market in Spencer or nearby communities. 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.

Patricia Burke, Kathleen Ebinger, Mary Ann Scott, Owners

Auctioneers: Clinton Jones 712-363-3522 and Ben Hollesen 712-253-5779

Attorney: Chris Bjornstad

For More Information Call 712-262-3110

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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.