

# LAND AUCTION

Tuesday, April 9, 2013 at 10:00 A.M.

**Sale Location:** Ruthven Social Center, 1503 Rolling Street, Ruthven, Iowa

**Method of Sale:** Parcel A will be sold first with sale of Parcel B immediately following.

**75 ACRES** More or Less **Lost Island Township, Palo Alto County, IA**

**Parcel A Property Location:** 3 miles east of Ruthven on Hwy. 18 and 3 1/2 miles north on 380th Avenue.

**Legal Description:** The South Half of the Northeast Quarter (S1/2 NE1/4) of Section Thirty-four (34), Township Ninety-seven (97) North, Range Thirty-four (34), West of the 5th P.M, Palo Alto County, Iowa, excluding building site.

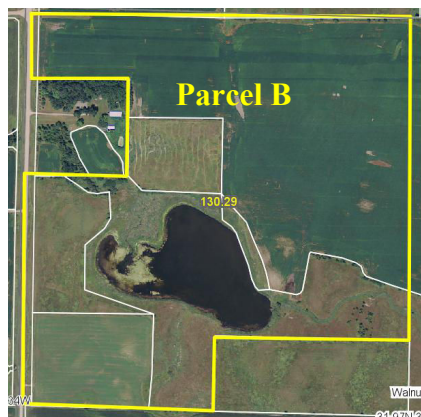


**Avg. CSR:** 69.2                      **Total Acres:** 75 ac. m/l  
**Taxable Acres:** 75.06 ac.            **Real Estate Taxes:** \$1,942  
**FSA Information:**  
 Tillable Acres: 75.8 ac.  
 Corn Base: 37.0 ac.            DD/CC Yield: 118/118 bu.  
 Soybean Base: 32.1 ac.            DD/CC Yield: 32/32 bu.

**130 ACRES** More or Less **Walnut Township, Palo Alto County, IA**

**Parcel B Property Location:** 5 miles east of Ruthven on Hwy. 18 and 3 1/2 miles north on 400th Avenue.

**Legal Description:** The Northwest Quarter (NW1/4) of Section Thirty-one (31), Township Ninety-seven (97) North, Range Thirty-three (33) West of the 5th P.M., Palo Alto County, Iowa excluding building site and the south 15 acres of the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4).



**Avg. CSR:** 58.9                      **Total Acres:** 130 ac. m/l  
**Est. Tillable Acres:** 77 ac.            **Tillable Acres Avg. CSR:** 61.4  
**CRP Acres:** 17.2 ac.                  **Pasture Acres:** 35.8 ac.  
**Annual CRP Contract Payment Amount:** \$2,148  
**Taxable Acres:** 128.86 ac.            **Real Estate Taxes:** \$2,078  
**FSA Information:**  
 Est. Corn Base: 36.7 ac.            DD/CC Yield: 113/113 bu.  
 Est. Soybean Base: 20.4 ac.            DD/CC Yield: 32/32 bu.

Midwest Land Management is pleased to be selling the farms locally known as the Einer and Dorothy Appel farms at public auction. Land buyers, here is an excellent opportunity to purchase an all-tillable 75 acre farm or a 130 acre farm blended with row crop, pasture and CRP acres. These farms are located between Ruthven and Emmetsburg which both provide grain marketing opportunities. We look forward to seeing you at the auction!

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before May 10, 2013. Real estate taxes to be prorated to December 31, 2012. Possession is subject to a cash lease for 2013. Buyer receives 100% of 2013 cash rent. All final bids are subject to approval of Seller.

**Robert Mesenbrink, 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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