

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, July 26, 2012 at 10:00 A.M.

**77 ACRES** More or Less **Lloyd Twp., Dickinson County, IA**

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

**Property Location:** 2 1/2 miles west of Terril on 230th Street.



**Legal Description:** North Half of the Northwest Quarter (N1/2 NW1/4) of Section Eighteen (18), Township Ninety-eight (98) North, Range Thirty-five (35) West of the 5th P.M., Excluding Building Site, Dickinson County, Iowa.

**Avg. CSR:** 69.4

**Total Acres:** 77.0

**Taxable Acres:** 74.86

**Real Estate Taxes:** \$1258

**FSA Information:**

Tillable Acres	72.5 ac.		
Corn Base	37.8 ac.	DD/CC Yield	117/140 bu.
Soybean Base	34.7 ac.	DD/CC Yield	40/48 bu.

**Auctioneer's Note:**

Midwest Land Management is pleased to be selling this 77 acre tract of land for the Mabel Carr Estate. What an excellent opportunity to purchase an all tillable Dickinson County farm in the Terril area. 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.

**Mabel Carr Estate, Owner**

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

**Attorney:** Earl Maahs

**For More Information Call 712-262-3110**

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**MIDWEST LAND**  
MANAGEMENT

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