

Midwest Land Management and Clinton Jones

LAND

AUCTION

Thursday, September 26, 2013 at 10:00 A.M.

More or Less

80 ACRES Roland Township, Webster County, IA



Sale Location: Callender Community Center, 505 Thomas St., Callender, IA

Property Location: 2 miles west of Callender, IA. Farm is bordered on the east by Dakota Avenue.

Legal Description: The North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Nine (9), Township Eighty-seven (87) North, Range Thirty (30), West of the 5th P.M., Webster County, Iowa.

Avg. CSR: 72.4

Total Acres: 80 ac. m/l

Primary Soils: Harps, Webster, Wacousta

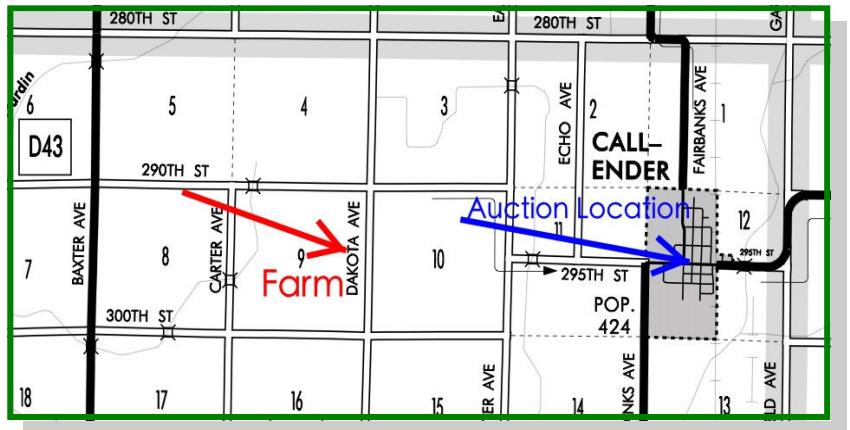
Taxable Acres: 79 ac.

Annual Real Estate Taxes: \$1,496

Annual Drainage Assessment: \$75.70

FSA Information:

CRP Acres	8.0 ac.
Corn Base	50.0 ac.
DD/CC Yield	120/120 bu.
Soybean Base	19.5 ac.
DD/CC Yield	37/37 bu.



Tile: Extensive amount of tile improvements were made on the farm in 2009. Tile maps are available upon request or on our website www.midwestlandmanagement.com.

CRP Contract: The successful buyer will have the option of re-enrolling the 8 acres on the east side of the farm at a new CRP rental rate of \$332.40 per acre or terminating the CRP contract. Contract expires 9-30-2013.

Auctioneer's Note: Midwest Land Management is pleased to be auctioning this Webster County farm for the McCabe family. This all-tillable 80 acre farm has had extensive tile work done and is in a high state of agronomic production. Here is a great opportunity to purchase 80 acres within close proximity to Callendar, Iowa and other nearby grain markets.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 10, 2013. Real estate taxes to be prorated to December 31, 2013. Possession will be given upon closing. All final bids are subject to approval of Seller.

McCabe Agri-Industries, Inc., Owner

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

For More Information Call Ben Hollesen at 712-253-5779

Midwest Land Management and Real Estate, Inc.

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www.midwestlandmanagement.com

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MIDWEST LAND
MANAGEMENT

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