

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, April 11, 2014 at 10:00 A.M.

80 ACRES More or Less **Richland Township, Dickinson County, IA**

Sale Location: Milford Community Center, 806 N Avenue, Milford, IA

Property Location: Two miles north of Terril, Iowa on N14 and two miles west on 210th Street. Farm is bordered by 290th Avenue on the east.

Legal Description: The South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty-one (31), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th P.M. Dickinson County, Iowa.

Surety/AgriData Avg. CSRI: 71.2

Surety/AgriData Avg. CSR2: 88.9

Total Acres: 80 ac. m/l

Primary Soils: Nicollet, Clarion, Crippin and Webster

Taxable Acres: 76.67 ac.

Annual Real Estate Taxes: \$1,276

Lease: Subject to cash rent lease for 2014.

Buyer to receive all of 2014 rent.



FSA Information:

| | | | |
|----------------|-----------|-------------|-------------|
| Cropland Acres | 78.94 ac. | | |
| Corn Base | 39.10 ac. | DD/CC Yield | 124/142 bu. |
| Soybean Base | 39.10 ac. | DD/CC Yield | 39/47 bu. |

Auctioneer's Note: Midwest Land Management is pleased to be auctioning this Dickinson County farm for the estate of Beulah Onken. This is an excellent opportunity to purchase an all-tillable, highly-productive farm that is located near several major grain markets including an ethanol plant and local cooperatives. Give us a call today with any questions, and 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 15, 2014. Real estate taxes to be prorated to Dec. 31, 2013. Possession will be given upon closing. Subject to current cash lease. All final bids are subject to approval of Seller.

Beulah Onken Estate, Owner

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

Midwest Land Management and Real Estate, Inc.

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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