

Midwest Land Management and Clinton Jones

LAND

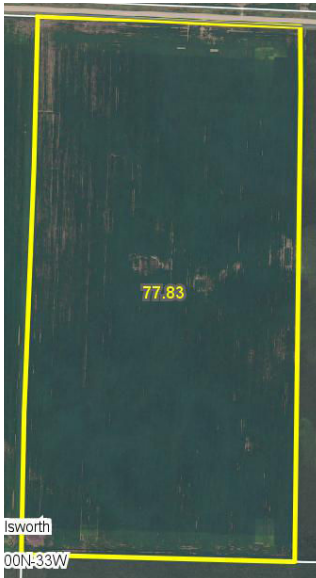
AUCTION

Friday, September 28, 2012 at 10:00 A.M.

80 ACRES More or Less **Ellsworth Twp, Emmet County, IA**

Sale Location: Farm Bureau building located at 421 1st Ave. N, Estherville, IA

Property Location: From Estherville, IA, 1 mile east on Hwy. 9, 3 miles north on blacktop N32 and 1½ miles east on 140th St.



Legal Description: The West Half of the Northeast Quarter (W½ NE¼) Section Thirty-three (33), Township One Hundred (100) North, Range Thirty-three (33) West of the 5th P.M., Emmet County, IA.

Avg. CSR: 72.4 **Avg. CSR(2):** 70.2
Total Acres: 80.0 ac. m/l
Taxable Acres: 78.79 ac.
Real Estate Taxes: \$2068 Annually

FSA Information:

Tillable Acres	77.8 ac.		
Corn Base	38.5 ac.	DD/CC Yield	126/129 bu.
Soybean Base	38.4 ac.	DD/CC Yield	32/38 bu.

Auctioneer's Note: Midwest Land Management is pleased to be selling this Emmet County farm for the Schmidt family at public auction. This attractive all tillable 80 acre farm is located within close proximity to Estherville and Gruver. The Schmidt farm is in a high state of production and would make an excellent long-term investment.

Terms: 10% earnest money down day of sale. Balance due at closing on or before November 30, 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.

Earl J. Schmidt Trust, Owner

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

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.