

Midwest Land Management and Clinton Jones

LAND

AUCTION

Friday, November 9, 2012 at 10:00 A.M.

84 ACRES More or Less **Summit Township, Clay County, IA**

Sale Location: Spencer Golf and Country Club, 2200 West 18th St., Spencer, IA

Property Location: 2 miles west of Spencer on Hwy. 18 and 1 mile north on 200th Ave.



Legal Description: The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-two (22), Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Avg. CSR: 66.4

Total Acres: 84.0 ac. m/l

Taxable Acres: 77.0 ac.

Real Estate Taxes: \$1,750 Annually

FSA Information:

Tillable Acres	81.3 ac.	DD/CC Yield	118/118 bu.
Corn Base	56.2 ac.	DD/CC Yield	38/38 bu.
Soybean Base	24.3 ac.		

Auctioneer's Note: Midwest Land Management is pleased to be auctioning this attractive, all-tillable Clay County farm for Ann Fouts. The farm is in a good state of production and has been very well farmed and managed. Located within 3 miles of Spencer, this farm provides great access to local grain marketing opportunities. Give us a call today regarding any questions you may have on this farm. We look forward to seeing you at the auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 14, 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.

Ann M. Fouts Living Trust, Owner

c/o Dave Hessman, Farm Manager (712-240-5382)

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.

521 South Grand Avenue, Spencer, IA 51301

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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.