

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, August 15, 2013 at 10:00 A.M.

More or Less

86 ACRES Waterford Township, Clay County, IA

Sale Location: Hap Ketelsen Community Center, 203 North Main Street, Everly, IA



Property Location: From Everly, Iowa, 1 mile north on M27, 3 miles east on Highway 18, and 1 1/8 mile north on 160th Ave.

Legal Description: Part of the Southeast Quarter (SE¹/₄) of Section Twenty-four (24), Township Ninety-seven (97) North, Range Thirty-eight (38), West of the 5th P.M., Clay County, Iowa. Surveyed as Parcel D. Full legal to be taken from abstract.

Total Acres: 86 ac. m/l
Soils: Cylinder, Wadena
Avg. CSR: 57.2
Taxable Acres: 84.5 ac.
Real Estate Taxes: \$1680 Annually

FSA Information:

Cropland	83.50 acres
Corn Base	39.70 acres
DD/CC Yield	118/152 bu.
Soybean Base	39.80 acres
DD/CC Yield	38/46 bu.



Note: Midwest Land Management is pleased to be auctioning this Clay County farm for Cindy Baker. Farmers and Investors, here is an excellent opportunity to purchase a smaller tract of land in Clay County, Iowa. The Baker farm is located between Spencer and Everly which both provide good grain marketing opportunities.

Terms: 10% earnest money down day of sale. Balance due at closing on or before September 17, 2013. Real estate taxes to be prorated to December 31, 2013. Possession is subject to custom farm lease for 2013. All final bids are subject to approval of Seller.

Cindy Baker, Owner

Auctioneers: Clinton Jones and Ben Hollesen

For More Information Call Ben Hollesen 712-253-5779

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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.