

Midwest Land Management and Clinton Jones

LAND

# AUCTION

Friday, November 26, 2010 at 10:00 a.m.

**160 ACRES** More or Less  
**Lincoln Twp., Clay County, IA**

**Sale Location:** Royal Community Center located at 302 Main Street, Royal, Iowa.

**Property Location:** One mile south of Rossie on 200th Avenue.

**Legal Description For Parcel A & B:** The Southwest Quarter (SW1/4) of Section Thirty-Five (35), Township Ninety-Five (95) North, Range Thirty-Seven (37) West of the 5th P.M., Clay County, Iowa.

**Method of Sale:** Successful bidder will have choice of either or both parcels.

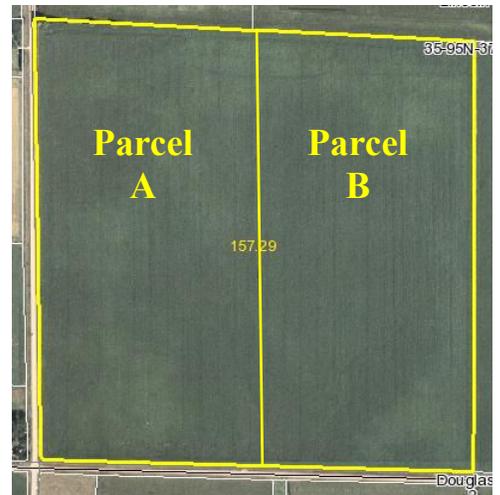
**FSA Information (Parcel A & B Combined)**

Tillable Ac.	157.2 ac.
Corn Base	84.8 ac.
DD/CC Yield	124/124 bu.
Soybean Base	72.4 ac.
DD/CC Yield	41/41 bu.

**Avg. CSR 81.6** combined (Parcel A-82, Parcel B-81.1)

**Taxable Acres:** 157.6 acres (combined)  
Parcel A: 77.6 acres  
Parcel B: 80 acres

**Real Estate Taxes:** \$3746 (combined)  
Parcel A: \$1854  
Parcel B: \$1892



**Auctioneer's Note:** We are pleased to be selling this farm for Stephen Binder. This is an opportunity to purchase one of the best farms in Clay County. Long-term tenant farmer very interested in lease. We look forward to seeing you on the 26th.

**Terms**

10% earnest money down day of sale. Balance due at closing on or before December 31, 2010. Real estate taxes to be prorated to December 31, 2010. Possession will be given upon closing. All final bids are subject to approval of seller.

**Brokers:** Mark Nothwehr and Dalen Heida

**Auctioneer:** Clinton Jones

**Attorney:** Philip Havens, Storm Lake

**Stephen Binder, Owner**

**For More Information call 712-262-3110**

**Midwest Land Management and Real Estate, Inc.**

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& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT

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