

Midwest Land Management and Clinton Jones

LAND

# AUCTION

Thursday, April 7, 2011 at 10:00 a.m.

**79 ACRES** More or Less **Gillett Grove Twp., Clay County, IA**

**Sale Location:** Moose Lodge located at 317 11th St. SE, Spencer, Iowa

**Property Location:** 4 miles south of Hwy 18 on M50 and 3/4 mile east on 400th St.



**Legal Description:** The East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Nine (9), Township Ninety-Five (95) North, Range Thirty-Six (36) West of the 5th P.M., Clay County, Iowa

**FSA Information:**

Tillable Ac.	76.17 ac.
Corn Base	43.6 ac.
DD/CC Yield	122/122 bu.
Soybean Base	31.4 ac.
DD/CC Yield	36/36 bu.

**Avg. CSR:** 78.4

**Taxable Acres:** 76 acres

**Real Estate Taxes:** \$1728

**Auctioneer's Note:** We are pleased to be selling this farm for Marjorie Hemmig. This is an opportunity to purchase an excellent farm in Clay County. We look forward to seeing you on the 7th.

**Terms**

10% earnest money down day of sale. Balance due at closing on or before June 1, 2011. Real estate taxes to be prorated to December 31, 2010. Leased to Gary Huberg for the 2011 crop year. Buyer to receive all 2011 cash rent. 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:** Christopher Bjornstad

**Marjorie Hemmig, Owner**

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

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

521 South Grand Avenue • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

Clinton Jones • 712-363-3522

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

& 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.