

Midwest Land Management and Clinton Jones

LAND

AUCTION

Thursday, July 15, 2010 at 10:00 a.m.

159.24 ACRES Gillett Grove Twp., Clay County, IA

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

Property Location: From Spencer, 2 miles east on Hwy. 18 and 6 miles south on County Road M50.

House Address: 4210 240th Avenue, Greenville, IA.

Legal Description For Parcel A & B: The Northwest Quarter (NW 1/4) of Section Twenty-One (21) Township Ninety-Five (95) North, Range Thirty-Six (36) West of the 5th P.M., Clay County IA.
(Surveyed Acres: Parcels A & B=154.3 acres, Parcel A=74.66 acres, Parcel B=79.64 acres)

Legal Description For Parcel C: 4.94 surveyed acres located in the northwest corner of Parcel A.

Method of Sale: Parcels A and B will be sold first with successful bidder having choice of either or both parcels. Parcel C will be sold immediately following.

FSA Information (Parcel A & B Combined)

Tillable Ac.	154.3 surveyed acres
Corn Base	72.5 ac.
DD/CC Yield	119/131 bu.
Soybean Base	72.5 ac.
DD/CC Yield	34/41 bu.

Avg. CSR 80 combined (Parcel A-78.4, Parcel B-81.5)

Parcel C Building Site: 1456 sq. ft two-story frame house with detached garage, 48' x 63' Morton machine shed, 30' grain bin

Taxable Acres: 154.6 (combined)

Real Estate Taxes:

Parcel A & B: Approx. \$2,570
Parcel C: Approx. \$1,360



Auctioneer's Note: We are pleased to be selling this farm for the Hugunin family. This is an opportunity to purchase an excellent quality farm in the Gillett Grove area as one large unit or in a smaller tract. We look forward to seeing you on the 15th.

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 date of possession. Possession will be given upon closing. Owners reserve right to reject any and all bids on the day of the sale.

Brokers: Mark Nothwehr and Dalen Heida

Auctioneer: Clinton Jones

Attorney: Richard Barry

Anna Hugunin Estate, Owner

For More Information call 712-262-3110



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