

Midwest Land Management and Clinton Jones

LAND

AUCTION

Thursday, August 19, 2010 at 10:00 a.m.

160 Acres (more or less) **Douglas Twp., Clay County, IA**

Sale Location: American Legion Community Center at 200 Main St., Sioux Rapids, IA

Property Location: From Spencer, 12 miles south on Hwy 71 and 3 miles west on 480th St., OR from Sioux Rapids, 4 miles north on Hwy 71 and 3 miles west on 480th St.

Legal Description For Parcel A & B: The Southwest Quarter (SW1/4) of Section Sixteen (16) Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA.

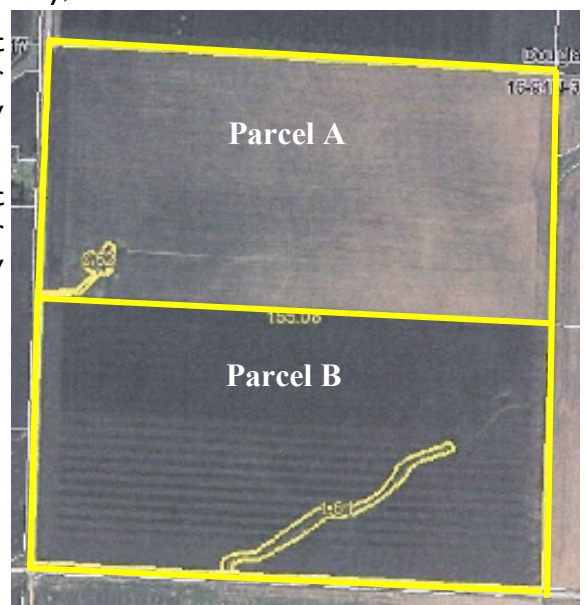
Legal Description For Parcel A: The North Half of the Southwest Quarter (N1/2 SW1/4) of Section Sixteen (16) Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA. (80 ac. more or less)

Legal Description For Parcel B: The South Half of the Southwest Quarter (S1/2 SW1/4) of Section Sixteen (16) Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA. (80 ac. more or less)

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

FSA Information: (Parcel A & B Combined)

Tillable Ac.	155.1 ac.
Corn Base	76.7 ac.
DD/CC Yield	125/168 bu.
Soybean Base	76.7 ac.
DD/CC Yield	41/49 bu.



Avg. CSR: 76.2 combined (Parcel A - 75.1, Parcel B - 77.4)

Taxable Acres: 155.6 (combined)

Real Estate Taxes: Approx. \$3718 (combined)

Auctioneer's Note: We are pleased to be selling this farm for the Kenneth Peterson Estate. This is an opportunity to purchase an excellent quality farm in Clay County as one large unit or in a smaller tract. We look forward to seeing you on the 19th.

Terms

10% earnest money down day of sale. Balance due at closing on or before November 1, 2010. Real estate taxes to be prorated to December 31, 2010. 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:** Robert A. Schwarzkopf

Kenneth Peterson Estate, Owner

For More Information Call 712-262-3110



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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.