

Midwest Land Management and Clinton Jones

# LAND AUCTION

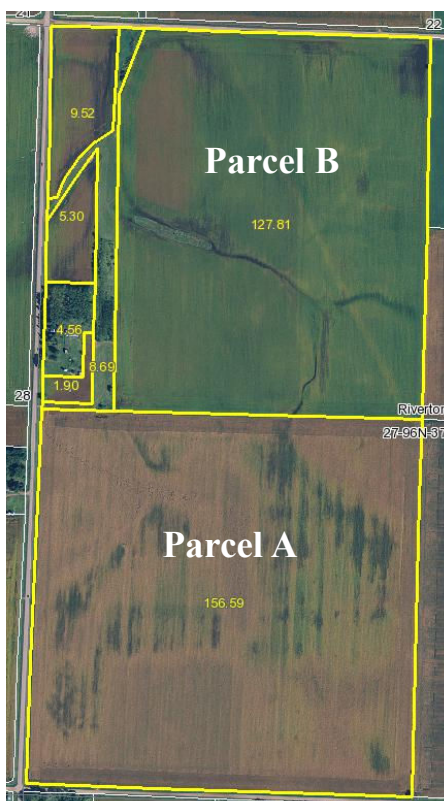
Tuesday, November 22, 2011 at 10:00 AM

More or Less

**320 ACRES** Riverton Twp., Clay County, IA

**Sale Location:** Clay County Regional Events Center  
Located at 800 W. 18th St., Spencer, IA (Fairgrounds)

**Property Location:** From Spencer, 1 mile west of Eaton's on B24 (350th St) then 2 miles south on M38 (190th Ave); From Royal, 4 miles east on county road 240 (400th St) and 2 miles north on M38 (190th Ave).



**Legal Description:**

Parcel A: Southwest Quarter (SW1/4) Sec. 27, Twp. 96N, Range 37W of the 5th P.M., Clay County, Iowa

Parcel B: Northwest Quarter (NW1/4) Sec. 27, Twp. 96N, Range 37W of the 5th P.M., Clay County, Iowa

**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. 309.8 ac.  
Corn Base 150.2 ac. DD/CC Yield 123/140 bu.  
Soybean Base 159.6 ac. DD/CC Yield 37/44 bu.

**Avg. CSR:** 76.9 (combined) Parcel A: 76.3 / Parcel B: 77.5

**Taxable Acres:** 314.1 (combined)

Parcel A: 157.0 acres / Parcel B: 157.1 acres

**Real Estate Taxes:** \$8048 (combined)

Parcel A: \$3978 / Parcel B: \$4070

**Auctioneer's Note:** We are pleased to be selling this farm for the Keir family. This is an excellent opportunity to purchase a high quality farm located on a hard surface road close to markets. We look forward to seeing you at the sale!

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before closing December 28, 2011. Real estate taxes to be prorated to December 31, 2011. Seller to retain 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

**Owners: Robert Keir Estate, Heidi Keir Galer, Executor  
Richard Keir, Wendell Keir**

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

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

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**MIDWEST LAND**  
MANAGEMENT

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