

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 5, 2015 at 4:30 P.M.

112 ACRES - 2 Tracts

Carroll County, Iowa

Sale Location: Lake City Community Building, 120 E. Washington St., Lake City, Iowa

Method of Sale: Tract 1 will be sold first with sale of Tract 2 immediately following.



40 ACRES

More or Less

Jasper Township, Carroll County, IA

Tract 1 Legal Description: The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Eight (8), Township Eighty-five (85) North, Range Thirty-three (33) West of the 5th P.M., Carroll County, IA. Exact legal to be taken from the abstract.

Tillable Acres: 27 acres

Annual Real Estate Taxes: \$650

Surety/AgriData Avg. CSR2: 61.2

Soils: Cylinder, Wadena, Clarion, Dickman and Canisteo



72 ACRES

More or Less

Jasper Township, Carroll County, IA

Tract 2 Legal Description: The West Half of the Northeast Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Seventeen (17), Township Eighty-five (85) North, Range Thirty-three (33) West of the 5th P.M., Carroll County, Iowa. Exact legal to be taken from the abstract.

Tillable Acres: 13.3 acres

Annual Real Estate Taxes: \$1254

Surety/AgriData Avg. CSR2: 57.1

Soils: Wadena and Cylinder

Recreational land: Includes 28 acres of water

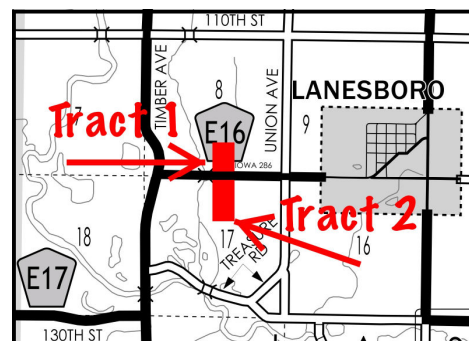
FSA Cropland Acres: Tract 1 - 29.04, Tract 2 - 18.57

Combined Base Acres & Yield for Tracts 1 & 2:

Corn - 20.22 Base Acres/116 PLC Yield

Soybeans - 22.18 Base Acres/37 PLC Yield

Both tracts are currently enrolled in ARC-CO.



Auctioneer's Note: Investors and Outdoorsmen, here is an excellent opportunity to purchase two tracts of blended land. Tract 1 contains farmland and grassland. Tract 2 contains over 28 acres of water in 3 different ponds, providing for excellent fishing and recreation. Tract 2 also contains 18.57 acres of cropland. Don't miss your opportunity to purchase these tracts of hard-to-find land at public auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before Dec. 15, 2015. Real estate taxes to be prorated to Jan. 1, 2016. Sellers to keep 100% of the 2015 cash rent. All final bids are subject to approval of seller.

For More Information Call Ben Hollesen 712-253-5779

Peggy E. Law Revocable Trust, Owner

Auctioneers: Clinton Jones 712-363-3522 and Ben Hollesen 712-253-5779

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC.

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