

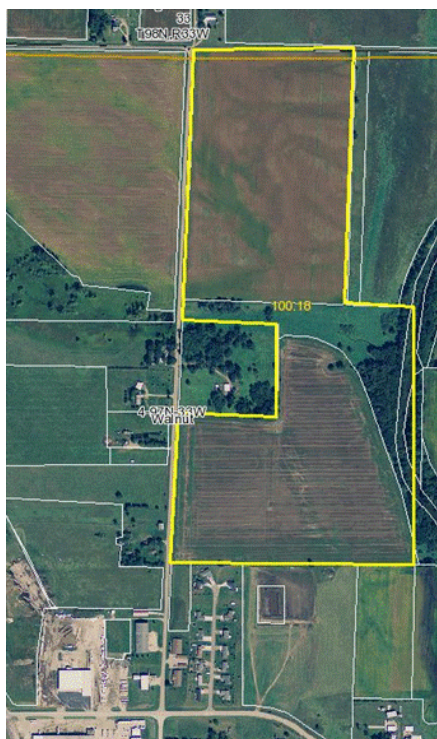
Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, December 1, 2011 at 10:00 AM

103.38 ACRES (Surveyed) **Walnut Twp., Palo Alto County, IA**

Sale Location: American Legion Hall
Located at 212 W. Robins St. (Main Street) in Graettinger, IA



Property Location: 1/2 mile north of corner of 280th Street and Van Gordon St/425th Ave. on north edge of Graettinger city limits.

Legal Description: A fractional Northeast Quarter (NE $\frac{1}{4}$) and the west 50 acres of the North Half (N $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) all in Sec. Four (4), Twp. Ninety-Seven (97) North, Range Thirty-Three (33) West of the 5th P.M., Palo Alto County, Iowa excluding building site.

FSA Information:

Tillable Ac.	85.9 ac.
Corn Base	39 ac.
DD/CC Yield	97/97 bu.
Soybean Base	46.9 ac.
DD/CC Yield	27/27 bu.

Avg. CSR: 34.1

Taxable Acres: 94.72

Real Estate Taxes: \$544

Auctioneer's Note: We are pleased to be selling this farm for the Longley family. This is an opportunity to purchase cropland acres in addition to recreational acres with access to the Des Moines River. We look forward to seeing you at the sale!

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 5, 2012. Real estate taxes to be prorated to December 31, 2011. Property is leased for the 2012 year. Possession will be given upon closing. All announcements made the day of the auction shall supersede anything printed herein. All final bids are subject to approval of Seller.

Brokers: Mark Nothwehr and Dalen Heida

Auctioneer: Clinton Jones

Attorney: Michael Chozen

Owners: Longley Family Revocable Lifetime Trust

For More Information Call 712-262-3110

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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.