

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, August 30, 2011 at 10:00 a.m.

75 ACRES More or Less
Harrison Twp., Osceola County, IA

Sale Location: May City Fire Station
Located on Frederick Ave. (main street) in May City, IA

Property Location: One-half mile west of May City on the corner of Vine Avenue and 230th St.

Legal Description: The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Seven (7), Township Ninety-Eight (98) North, Range Thirty-Nine (39) West of the 5th P.M., Osceola County, Iowa, excluding a 4.80 acre building site.

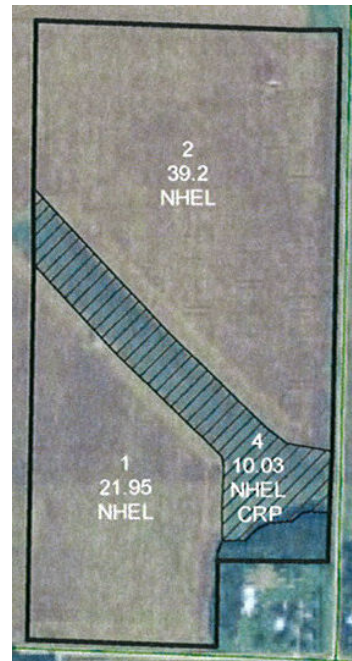
FSA Information

Farmland	75 ac.
Tillable	61.2 ac.
* CRP	10.0 ac.
Corn Base	28.4 ac.
DD/CC Yield	112 /146 bu.
Soybean Base	32.5 ac.
DD/CC Yield	34 /41 bu.
* CRP acres will become tillable October 1, 2020.	

Avg. CSR: 54.9

Taxable Acres: 72.55

Real Estate Taxes: \$1086



Terms: 10% earnest money down day of sale. Balance due on or before closing November 1, 2011. Real estate taxes to be prorated to December 31, 2011. Possession will be given upon closing. Seller to retain all 2011 cash rent. 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: Dick Montgomery

Esther Mayer/Alvin Mayer Trust, Owner

For More Information Call 712-262-3110

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

Clinton Jones • 712-363-3522

www.midwestlandmanagement.com

& REAL ESTATE, INC
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.