

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, August 8, 2012 at 10:00 A.M.

80 ACRES More or Less **Summit Twp., Clay County, IA**

Sale Location: Legends Event Center located at 422 1st Avenue East, Spencer, Iowa

Property Location: From Spencer, 2 miles north of the intersection of Hwys 71 and 18 (North Y) and 2 miles west on 300th Street or 2 miles west of the intersection of Hwys 71 and 18 (North Y) and 2 miles north on 200th Ave.



Method of Sale: Selling 80 acres times the highest bid.

Legal Description: The East Half of the Southeast Quarter (E1/2 SE1/4) Section Fifteen (15), Township Ninety-seven (97) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Avg. CSR: 69.6

Total Acres: 80.0

Taxable Acres: 77.0

Real Estate Taxes: \$1,750

| | |
|-------------------------|----------------------------------|
| FSA Information: | Tillable Acres 78.4 |
| Corn Base | 27.2 ac. DD/CC Yield 118/118 bu. |
| Soybean Base | 51.2 ac. DD/CC Yield 38/38 bu. |

Auctioneer's Note: Midwest Land Management is pleased to be selling this farm for S.K. Symington. Here is an excellent opportunity to add an 80 acre farm to your operation. We look forward to seeing you at the auction on August 8th.

Terms: 10% earnest money down day of sale. Balance due at closing on or before closing November 1, 2012. Real estate taxes to be prorated to December 31, 2012. Seller to retain all 2012 rent. All final bids are subject to approval of Seller.

S.K. Symington, Owner

c/o Dave Hessman, Farm Manager (712-240-5382)

Brokers: Mark Nothwehr and Dalen Heida

Auctioneers: Clinton Jones and Ben Hollesen

For More Information Call 712-262-3110

Midwest Land Management and Real Estate, Inc.

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

www.midwestlandmanagement.com

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.