

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, November 9, 2011 at 10:00 A.M.

112 ACRES Diamond Lake Twp., Dickinson Co., IA
(More or Less)

Sale Location: Lake Park Community Center
located at 903 S. Market St., Lake Park, IA

Property Location: 4 miles east of Lake Park on Hwy 9 and 1½ miles north on 170th Ave. or 3½ miles west of Vick's Corner (Jct. Hwy 86 & 9) on Hwy 9 and 1½ miles north on 170th Ave.

Legal Description: The South Half of the Northwest Quarter (S½NW¼) and the North Half of the Southwest Quarter (N½SW¼) Lying North of the Railroad, all in Section Twenty-Nine (29), Township One Hundred (100) North, Range Thirty-Seven (37) West of the 5th P.M., Dickinson County, Iowa, excluding building site.

FSA Information

Tillable	109.9 ac.
Corn Base	57.7 ac.
DD/CC Yield	107/107 bu.
Soybean Base	48.6 ac.
DD/CC Yield	30/30 bu.

Avg. CSR: 58.9

Taxable Acres: 111.02

Real Estate Taxes: \$1704



Auctioneer's Note: We are pleased to be selling this farm for Russell and Randy Eckard. This is an opportunity to purchase a good quality inside tract of land which is nearly all tillable. This would make a perfect addition to your farming operation. See you at the auction on November 9th!

Terms: 10% earnest money down day of sale. Balance due on or before closing December 15, 2011. Real estate taxes to be prorated to December 31, 2011. 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: Roger Bindner

Russell and Randy Eckard, Owners

For More Information Call 712-262-3110

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& 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.