

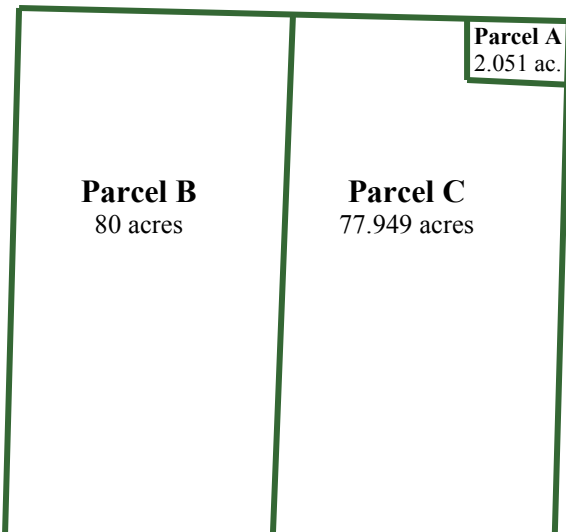
Midwest Land Management and Clinton Jones

# LAND AUCTION

Friday, February 12, 2010 at 10:00 a.m.

**160 ACRES** (more or less) **Lincoln Twp., Clay County, Iowa**

**Sale Location:** Royal Community Center located at 302 Main Street, Royal, Iowa.



**Legal Description For Parcel A:** See attached survey.

**Legal Description For Parcel B and C:** The Northeast Quarter (NE 1/4) of Section Thirty (30), Township Ninety-Five (95) North, Range Thirty-Seven (37) West of the 5th P.M., Clay County, Iowa excluding 2.051 acre building site.

**Method of Sale:** Parcels B and C will be sold first with successful bidder having choice of either or both parcels. Parcel A will be sold immediately following.

**FSA Information (Parcel B & C Combined)**

Tillable Ac.	157.9
Corn Base	141.9 ac.
DD/CC Yield	124 bu.
Soybean Base	11.6 ac.
DD/CC Yield	42 bu.

**Avg. CSR** 80.4 combined (Parcel B 80.2, Parcel C 80.7)

**Parcel A House:** 876 sq ft one-story frame with attached 2 car garage.

**Taxable Acres:** 157.8 (combined)

**Real Estate Taxes:**

Parcel A: Approx. \$643  
Parcels B & C: Approx. \$3397



**Auctioneer's Note:** We are pleased to be selling this farm for the Franker family. This is an opportunity to purchase an excellent quality farm in the Royal area as one large unit or in a smaller tract. We look forward to seeing you on the 12th.

**Terms**

Subject to cash rent lease for 2010 with Larry Hagedorn. 10% earnest money down day of sale. Balance due at closing on or before April 19, 2010. Real estate taxes to be prorated to date of possession. Possession will be given upon closing. Owners reserve right to reject any and all bids on the day of the sale.

**Brokers:** Mark Nothwehr and Dalen Heida

**Auctioneer:** Clinton Jones

**Attorney:** Christopher A. Bjornstad

**Gayleen Means, Sandra Beving, Sheryl Blomberg,  
Dan Franker, Owners**

**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**

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