

Midwest Land Management and Clinton Jones

LAND

AUCTION

Monday, September 28, 2009 at 10:00 A.M.

309.5 Acres (more or less)
Lake Twp., Clay County, Iowa

Sale Location: At farm site located 1 mile south of Lake Center School or 4 miles north of Hwy 18 on N14. Watch for our signs!



Legal Description: See attached survey.

Total Surveyed Acres: Parcel A, B & C=309.5 ac.

(Parcel A=189.9, Parcel B=39.6; Parcel C= 80.0)

Method of Sale: The successful bidder will have choice of any parcel, combination of parcels or all parcels.

FSA Information (combined all parcels)

Tillable: 282.6 ac. (Parcel A-177.0 est.;

Parcel B-37.8 est.; Parcel C-67.8)

Corn Base: 146.6 ac.

DD/CC Yield: 130 bu.

Soybean Base: 128.5 ac.

DD/CC Yield: 36 bu.

Avg. CSR: 71.2 combined

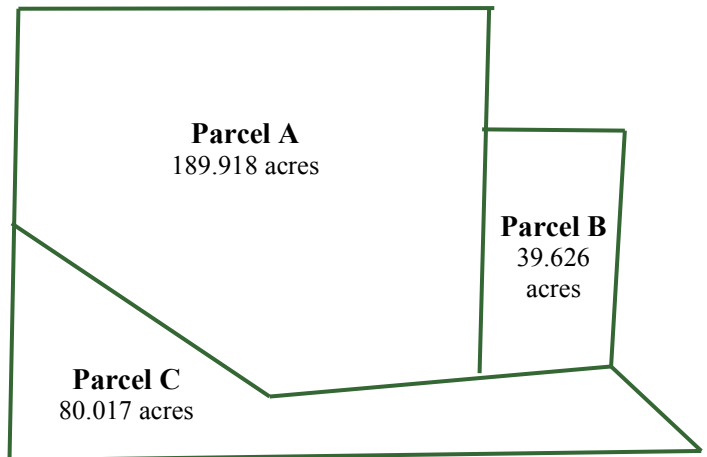
(Parcel A= 71.8; Parcel B=72.2; Parcel C= 69.3)

Taxable Acres: 302.2 est. (combined)

Real Estate Taxes: \$5467 annual (combined)

Morton Building: 40' x 60', Grain Liner, Cement Floor, Electric Utilities

Auctioneer's Note: We are pleased to be selling this farm for the Hansen family. This is an opportunity to purchase an excellent quality farm as one large unit or in smaller tracts. Quality soils with access to drainage in ditch located on farm. We look forward to seeing you on the 28th.



Terms: 10% earnest money down day of sale. Balance due at closing on or before November 15, 2009. Real estate taxes to be prorated to Dec. 31, 2009. 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: John Brown

Dar Hansen, Dixie Williams, Doris Roland, Owners
For More Information call 712-262-3110



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