

Midwest Land Management and Clinton Jones

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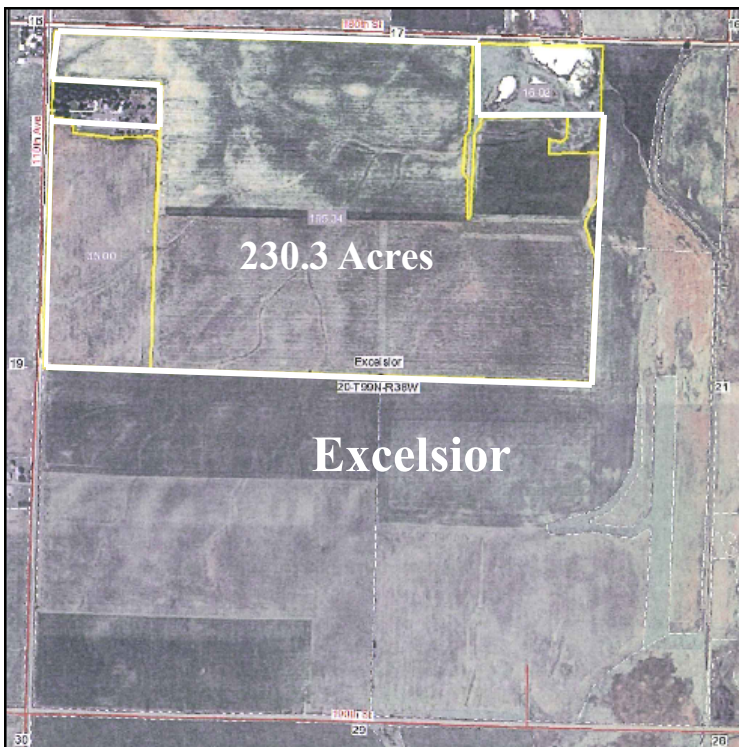
# AUCTION

Wednesday, March 4, 2009 at 10:00 am

(More Or Less)

**240 Acres** **Excelsior Twp., Dickinson County, IA**

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



## Legal Description

Northwest Quarter (NW 1/4) and the Fractional West Half of the Northeast Quarter (Fr. W 1/2 NE 1/4) of Section Twenty (20), Township Ninety-Nine (99) North, Range Thirty-Eight (38) West of the 5th P.M., Dickinson County, Iowa, excluding building site as per survey in northwest quarter and 14.6 acres surveyed in northeast corner of the West Half of the Northeast Quarter. (Exact legal description determined by survey).

## FSA Information

Tillable Ac.	230.3
Corn Base	125.6 ac.
DD/CC Yield	113 bu.
Soybean Base	104.7 ac.
DD/CC Yield	34 bu.

**Road Right Of Way** 4.32 ac.

**Avg. CSR** 67.4

**Taxable Acres:** 232.0 (est.)

**Real Estate Taxes:** \$2856 more or less

## Terms

Subject to cash rent lease for 2009 with Jim Hemphill. 10% earnest money down day of sale. Balance due at closing on or before April 10, 2009. Real estate taxes to be prorated to December 31, 2008. Possession will be given upon closing on or before April 10, 2009. 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:** Michael R. Bovee

***Thomas Hemphill and Janine Havener , Owners***

**For More Information call 712-262-3110**



**Midwest Land Management and Real Estate, Inc.**

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[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

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