

# Midwest Land Management

# LAND AUCTION

Thursday, June 28, 2012 at 10:00 A.M.

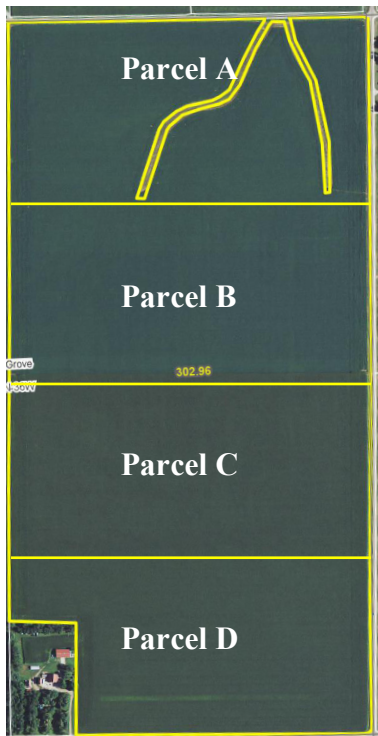
More or Less

## 311 ACRES Gillett Grove Twp., Clay County, IA

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

**Property Location:** 1 mile east of Greenville on 430th Street. Farm is bordered by M50 on the east.

**Method of Sale:** Parcels A, B, C and D will be sold with successful bidder having choice of any or all parcels.



**Legal Description for Parcel A:** The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Twenty (20), Township Ninety-Five (95) North, Range Thirty-Six (36) West of the 5th P.M., Clay County, Iowa.

**Avg. CSR:** 79.3  
**CRP Acres:** 3.4

**Total Acres:** 80.0  
**Taxable Acres:** 76.4

**Tillable Acres:** 77.0 (est.)  
**Real Estate Taxes:** \$2,024

**Legal Description for Parcel B:** The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ ) of Section Twenty (20), Township Ninety-Five (95) North, Range Thirty-Six (36) West of the 5th P.M., Clay County, Iowa.

**Avg. CSR:** 79  
**Taxable Acres:** 78.3

**Total Acres:** 80.0

**Tillable Acres:** 79.0 (est.)

**Real Estate Taxes:** \$2,112

**Legal Description for Parcel C:** The North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Twenty (20), Township Ninety-Five (95) North, Range Thirty-Six (36) West of the 5th P.M., Clay County, Iowa.

**Avg. CSR:** 79.8  
**Taxable Acres:** 78.3

**Total Acres:** 80.0

**Tillable Acres:** 79.0 (est.)

**Real Estate Taxes:** \$2152

**Legal Description for Parcel D:** The South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Twenty (20), Township Ninety-Five (95) North, Range Thirty-Six (36) West of the 5th P.M., Clay County, Iowa excluding 9.1 acre building site.

**Avg. CSR:** 79.5

**Total Acres:** 71.0

**Tillable Acres:** 68.0 (est.)

**Taxable Acres:** 67.6 **Real Estate Taxes:** \$1,846

**FSA Information: (All Parcels Combined) - 303 Tillable Acres**

Corn Base 151.4 ac. DD/CC Yield 126/126 bu.

Soybean Base 144.9 ac. DD/CC Yield 40/40 bu.

**Auctioneer's Note:** Midwest Land Management is pleased to be selling this high quality farm for the Hughes family. Here is an excellent opportunity to purchase 71 or up to 311 acres of prime Iowa farmland. The Hughes farm is well tiled and features highly productive Gillett Grove and McCreath soils. We look forward to seeing you at the auction on June 28th.

**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. Possession will be given upon closing. Subject to existing lease for 2012. All final bids are subject to approval of Seller.

**Patricia M. Hughes Estate, Lawrence Robert Hughes Jr.,**

**Kirby B. Hughes, and Lucretia M. Hughes, Owners**

**Attorney: Michael Bovee**

**For More Information Call Ben Hollesen 712-253-5779**

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**MIDWEST LAND**  
MANAGEMENT

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