

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, March 29, 2012 at 10:00 a.m.

110 ACRES More or Less
Lincoln Twp., Clay County, IA

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

Property Location: 2 Miles South of Royal on County Road M36 and 1/2 Mile East on 420th Street or 3 Miles West of Rossie on County Road B53 and 2 Miles North on 170th Avenue.

Legal Description: The Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) and the South Half of the Southeast Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Eighteen (18), Township Ninety-Five (95) North, Range Thirty-Seven (37) West of the 5th P.M., Clay County, Iowa, excluding building site.



* Survey of acreage to be completed prior to sale.

Total Acres: 110 ac. more or less

Avg. CSR: 80.8

Taxable Acres: 107 (estimated)

Real Estate Taxes: \$2,990 (estimated)

FSA Information:

Tillable Ac. 107 ac. (estimated)

Corn Base 55 ac.

DD/CC Yield 125/143bu.

Soybean Base 55 ac.

DD/CC Yield 41/49 bu.

Auctioneer's Note: We are pleased to be selling this farm for Donna Johnson, Wayne Johnson and Joan Yvonne Sands. This is an opportunity to purchase an excellent quality, all-tillable farm in a great location in Clay County. We look forward to seeing you on the 29th.

Terms

10% earnest money down day of sale. Balance due at closing on or before closing May 1, 2012. Real estate taxes to be prorated to December 31, 2011. Possession will be given upon closing subject to cash rent lease to David Dean for the 2012 year. Sellers to retain one-third of total cash rent. All final bids are subject to approval of Seller.

Brokers: Mark Nothwehr and Dalen Heida

Auctioneer: Clinton Jones

**Wayne Johnson, Joan Yvonne Sands and
Matthew Johnson-Donna B. Johnson Life Estate, 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

& 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.