

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, May 26, 2011 at 10:00 a.m.

155.5 ACRES More or Less
Elk Twp., Buena Vista County, IA

Sale Location: Alta Community Building, 409 West Hwy. 7, Alta, Iowa

Method of Sale: Parcel A will be sold to the highest bidder with the sale of Parcel B immediately following.

Parcel A Property Location: 6 Miles North of Alta on M31 and 1/2 Mile West on 520th Street.



Parcel A Legal Description: The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Twenty-Two (22) Excluding Barn and Acreage in Southwest Corner consisting of 4 acres more or less, in Township Ninety-Two (92) North, Range Thirty-Eight (38) West of the 5th P.M., Buena Vista County, Iowa.

This section includes 2 wind tower easements.

Total Acres: 75.5 acres more or less

Avg. CSR: 76.2

Taxable Acres: 73.17 acres

Real Estate Taxes: \$1606

Parcel B Property Location: 6 Miles North of Alta on M31, 1 Mile West on 520th St., & 1/4 mile North on 40th Ave.



Parcel B Legal Description: The North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Twenty-One (21), in Township Ninety-Two (92) North, Range Thirty-Eight (38) West of the 5th P.M., Buena Vista County, Iowa.

Total Acres: 80 acres more or less

Avg. CSR: 75.6

Taxable Acres: 79 acres

Real Estate Taxes: \$1696

FSA Information (Parcel A & B Combined)

Tillable Ac.	Parcel A-73.7 ac.,	Parcel B-73.7 ac.
Corn Base	71.7 ac.	DD/CC Yield 123/132 bu.
Soybean Base	72.3 ac.	DD/CC Yield 33/37 bu.

Auctioneer's Note: We are pleased to be selling this farm for the Mabel Schmidt Trust. This is an opportunity to purchase an excellent farm in Buena Vista County. We look forward to seeing you on the 26th.

Terms

10% earnest money down day of sale. Within 30 days, Buyer will sign contract for deed with an additional 20% down or pay in full. Balance due on or before November 1, 2011. Seller retains 2011 crop. Real estate taxes to be prorated to December 31, 2011. Possession will be given on November 1, 2011. All final bids are subject to approval of Seller.

Brokers: Mark Nothwehr and Dalen Heida

Auctioneer: Clinton Jones

Mabel Schmidt Trust, Owner

For More Information Call 712-262-3110

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

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