

Midwest Land Management and Clinton Jones

LAND AUCTION

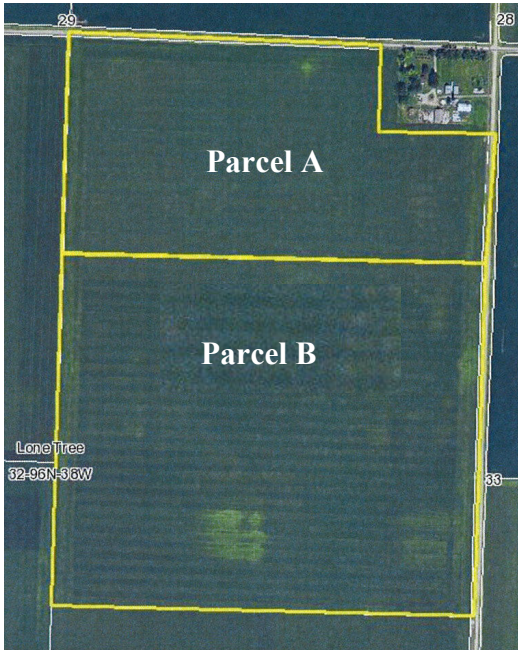
Tuesday, April 17, 2012 at 10:00 A.M.

204.38 ACRES Lone Tree Twp., Clay County, IA

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

Property Location: 4 Miles South of Everly on M27 and 1 Mile West on 380th Street or 2 Miles West of Royal on B40, 2 miles North on M27 and 1 Mile West on 380th Street.

Method of Sale: Parcels A and B will be sold with successful bidder having choice of either or both parcels.



Legal Description for Parcel A: The North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Thirty-Two (32), Township Ninety-Six (96) North, Range Thirty-Eight (38) West of the 5th P.M., Clay County, Iowa, excluding 9 acre building site.

Avg. CSR: 81.8

Total Acres: 71.0 ac. m/l

Taxable Acres: 68.9 ac.

Tillable Acres: 68.9 ac.

Real Estate Taxes: \$1880

Legal Description for Parcel B: The South Half of the Northeast Quarter ((S $\frac{1}{2}$ NE $\frac{1}{4}$) and the Fractional North Half of the Southeast Quarter ((Fr. N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Thirty-Two (32), Township Ninety-Six (96) North, Range Thirty-Eight (38) West of the 5th P.M., Clay County, Iowa.

Avg. CSR: 79.5

Total Acres: 133.38 ac. m/l

Taxable Acres: 131.7 ac.

Tillable Acres: 131.7 ac.

Real Estate Taxes: \$3484

FSA Information: (Parcel A & B Combined)

Corn Base 106.7 ac. DD/CC Yield 125/125 bu.

Soybean Base 93.9 ac. DD/CC Yield 42/42 bu.

Tillable Acres: 200.6

Auctioneer's Note: We are pleased to be selling this farm for the Thomas family. This is an opportunity to purchase one of the top-notch farms in Clay County. We look forward to seeing you on the 17th.

Terms

10% earnest money down day of sale. Balance due at closing on or before closing May 30, 2012. Real estate taxes to be prorated to December 31, 2011. Possession will be given upon closing subject to lease with Jerry Beck for the 2012 year. Buyer will assume the lease and receive all cash rent payments. All final bids are subject to approval of Seller.

Brokers: Mark Nothwehr and Dalen Heida

Auctioneer: Clinton Jones

Thomas Thomas Estate, Pam Pohar, Mary Beck, Lori Thomas,

Jeffrey Thomas, John Thomas and Walter Thomas, Owners

For More Information Call 712-262-3110

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MIDWEST LAND
MANAGEMENT

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