

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, June 2, 2011 at 10:00 a.m.

**117.5 ACRES** More or Less **Okoboji Twp., Dickinson County, IA**

**Sale Location:** Milford Community Center located at 806 N Avenue, Milford, Iowa

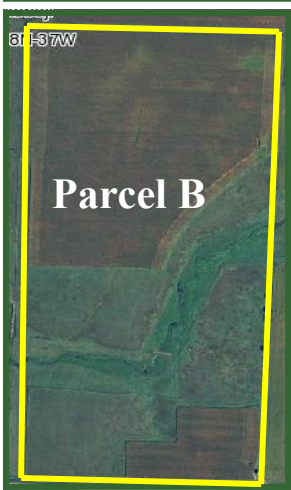
**Method of Sale:** Parcel A will be sold to the highest bidder with the sale of Parcel B immediately following.

**Parcel A Property Location:** 3 Miles South of Milford on Hwy. 71 and 4 Miles West on A43.

**Parcel A Legal Description:** The Fractional Northeast Quarter of the Northeast Quarter (Fr. NE $\frac{1}{4}$ NE $\frac{1}{4}$ ) of Section Thirty-Two (32), in Township Ninety-Eight (98) North, Range Thirty-Seven (37) West of the 5th P.M., Dickinson County, Iowa. (Survey to be completed prior to sale.)



<b>Total Acres:</b> 37.5	<b>Avg. CSR:</b> 74.3
<b>Taxable Acres:</b> 34.9	<b>Real Estate Taxes:</b> \$490
<b>FSA Information:</b>	
Tillable Ac. 35.1	
Corn Base 27.9 ac.	DD/CC Yield 114/114 bu.
Soybean Base 6.0 ac.	DD/CC Yield 32/32 bu.



**Parcel B Property Location:** 3 Miles South of Milford on Hwy. 71 and 4  $\frac{1}{4}$  Miles West on A43.

**Parcel B Legal Description:** The West Half of the Southeast Quarter (W $\frac{1}{2}$ SE $\frac{1}{4}$ ) of Section Twenty-Nine (29) in Township Ninety-Eight (98) North, Range Thirty-Seven (37) West of the 5th P.M., Dickinson County, Iowa

<b>Total Acres:</b> 80.0	<b>Avg. CSR:</b> 70.3
<b>Taxable Acres:</b> 78.18	<b>Real Estate Taxes:</b> \$902
<b>FSA Information:</b>	
Tillable 42.04 ac.	
*CRP 27.0 ac.	Grass/Waterway 9.8 ac.
Corn Base 29.3 ac.	DD/CC Yield 114/114 bu.
Soybean Base 7.4 ac.	DD/CC Yield 32/32 bu.
*CRP acres become tillable October 1, 2014.	

**Auctioneer's Note:** We are pleased to be selling this farm for Jack R. Eichman and Sherry Eichman Crystal. This is an opportunity to purchase good quality farms in Dickinson County. We look forward to seeing you on the 2nd.

### Terms

10% earnest money down day of sale. Balance due at closing on or before closing July 1, 2011. Buyer to receive second half cash rent and all CRP payments. Real estate taxes to be prorated to July 1, 2011. Possession will be given upon closing. All final bids are subject to approval of Seller.

**Brokers:** Mark Nothwehr and Dalen Heida

**Auctioneer:** Clinton Jones

**Attorney:** David Stein Jr.

**Jack R. Eichman & Sherry Eichman Crystal, Owners**

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

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

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& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT

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