

Midwest Land Management and Clinton Jones

LAND

AUCTION

Friday, April 16, 2010 at 10:00 a.m.

(More Or Less)

160 Acres Rost Twp., Jackson County, MN

Sale Location: American Legion located at 413 Main Street in downtown Lakefield, MN.



Legal Description

The Northwest Quarter (NW¹/₄) of Section Thirty-Six (36), Township One Hundred Two (102) North, Range Thirty-Seven (37) West of the 5th P.M., Jackson County, Minnesota.

FSA Information

Tillable Ac.: 151.5 Acres
Corn Base: 99.1 Acres
DD/CC Yield: 116 Bu.
Soybean Base: 52.3 Acres
DD/CC Yield: 41 Bu.

Avg. CER: 77.3

Taxable Acres: 151.5

Real Estate Taxes: \$4372.49

Auctioneer's Note: We are pleased to be selling this farm for the Bellows family. This is an excellent opportunity to purchase a quality farm, and we look forward to seeing you on the 16th. For soil and tile maps, visit our website at www.midwestlandmanagement.com.

Terms

Subject to cash rent lease for 2010 with Buzz Voss. 10% earnest money down day of sale. Balance due at closing on or before May 18, 2010. Real estate taxes to be prorated to December 31, 2009. Possession will be given upon closing on or before May 18, 2010. Owners reserve right to reject any and all bids on the day of the sale.

Brokers: Mark Nothwehr and Dalen Heida

Auctioneer: Clinton Jones

Attorney: Michael R. Bovee

Virginia Bellows Estate and Glen Bellows Trust, 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

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.