

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, April 26, 2013 at 10:00 A.M.

660 ACRES - Available For 2013

5 Tracts: Buena Vista, Pocahontas & Palo Alto Counties

Sale Location: Laurens Golf & Country Club, 12582 Hwy. 10, Laurens, Iowa

Method of Sale: Each tract will be sold individually.

More or Less

Tract 1-148 Acres Poland Township, Buena Vista County, IA

Tract 1 Property Location: 2 ½ miles east of Marathon, Iowa on Highway 10.

Tract 1 Legal Description: The Southwest Quarter (SW¼) of Section Twenty-four (24), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa excluding the existing railroad right of way and 5 acres in the southwest quarter of the southwest quarter



Avg. CSR: 71.6

Annual Real Estate Taxes: \$3522

FSA Information:

| | | | |
|----------------|-----------|-------------|-------------|
| Tillable Acres | 143.8 ac. | | |
| Corn Base | 128.4 ac. | DD/CC Yield | 124/124 bu. |
| Soybean Base | 15.4 ac. | DD/CC Yield | 39/39 bu. |

More or Less

Tract 2-115 Acres Marshall Township, Pocahontas County, IA

Tract 2 Property Location: 3 miles south of Laurens on N-28, 2 miles east on C-29 and ¾ mile south on I50th Avenue.



Tract 2 Legal Description: The South 120 acres in the Southwest Quarter (SW¼) of Section Thirteen (13), Township Ninety-two (92) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa excluding 5 acres

Avg. CSR: 75.3

Annual Real Estate Taxes: \$3088

FSA Information:

| | | | |
|----------------|-----------|-------------|-------------|
| Tillable Acres | 111.1 ac. | | |
| Corn Base | 96.0 ac. | DD/CC Yield | 124/124 bu. |
| Soybean Base | 15.1 ac. | DD/CC Yield | 39/39 bu. |

See Reverse Side For Information on Tracts 3-5.

Terms: 10% earnest money down day of sale. Balance due at closing on or before May 29, 2013. Real estate taxes to be prorated to December 31, 2012. Full possession will be given with 10% down on auction day. Buyer to reimburse previous tenant for 2 passes of fall tillage and manure application. All final bids are subject to approval of Seller.

Auctioneers: Clinton Jones and Ben Hollesen

For More Information Call Ben Hollesen 712-253-5779

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue, Spencer, IA 51301

Mark Nothwehr • 712-262-3110

Dalen Heida • 712-262-3110

Ben Hollesen • 712-253-5779

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.

More or Less

Tract 3-80 Acres, Tract 4-80 Acres Booth Twp, Palo Alto County, IA

Tract 3 Property Location: 4 miles north of Laurens on 130th Avenue which turns into 370th Avenue

Tract 3 Legal Description: The West Half of the Southwest Quarter (W $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-four (34), Township Ninety-four (94) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa



Tract 4 Property Location: 4 miles north of Laurens on 130th Ave. and 1/2 mile east on 510th St.

Tract 4 Legal Description: The East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty-four (34), Township Ninety-four (94) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa

| | |
|---|---|
| Tract 3 Avg. CSR: 80.3 | Tract 3 Annual Real Estate Taxes: \$2440 |
| Tract 4 Avg. CSR: 77.4 | Tract 4 Annual Real Estate Taxes: \$2440 |
| FSA Information Tracts 3 & 4 Combined: | |
| Tillable Acres | 151.7 ac. |
| Corn Base | 134.1 ac. |
| Soybean Base | 17.6 ac. |
| DD/CC Yield | 124/124 bu. |
| DD/CC Yield | 39/39 bu. |

More or Less

Tract 5 - 237 Acres Booth Township, Palo Alto County, IA

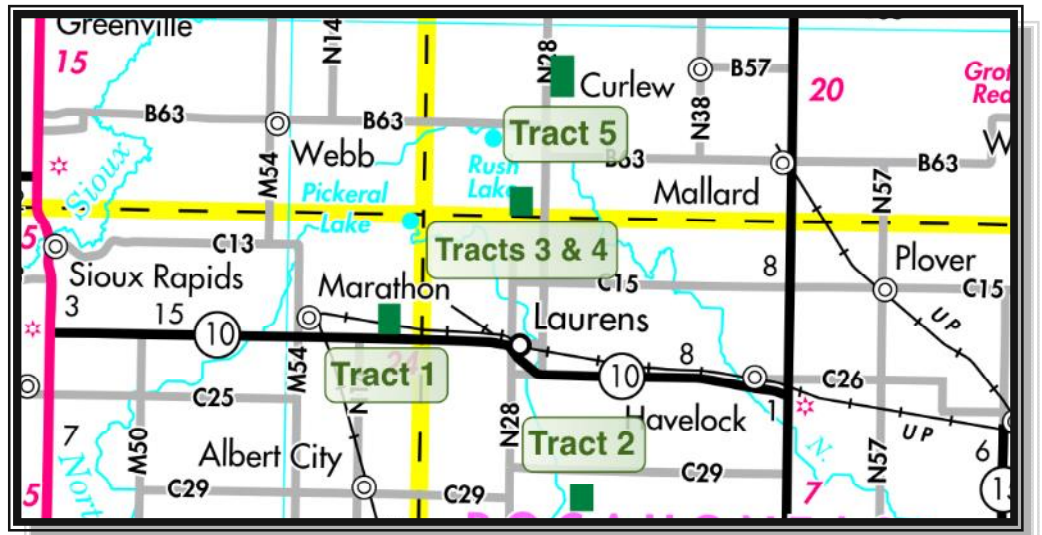
Tract 5 Property Location: 8 miles north of Laurens on N-28

Tract 5 Legal Description: The South Half of the Northwest Quarter (S $\frac{1}{2}$ NW $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of Section Eleven (11), Township Ninety-four (94) North, Range Thirty-four (34) West of the 5th P.M., Palo Alto County, Iowa excluding 3 acres in the southeast quarter of the southwest quarter



| | |
|---|-------------|
| Avg. CSR: 66.1 | |
| Annual Real Estate Taxes: \$5116 | |
| FSA Information: | |
| Tillable Acres | 226.0 ac. |
| Corn Base | 191.4 ac. |
| Soybean Base | 21.8 ac. |
| CRP Acres | 10.4 ac. |
| CRP Contract Expires in | 2015 |
| DD/CC Yield | 124/124 bu. |
| DD/CC Yield | 39/39 bu. |
| Annual CRP payment | \$1,411 |

- ◆ **Highly Tillable Tracts**
- ◆ **Productive Soils**
- ◆ **Available For 2013**



Auctioneer's Note: Midwest Land Management is pleased to be selling at public auction the farms locally known as the Roger Baker farms. These farms are available to farm for the 2013 crop season and full possession will be given day of the auction with 10% down. What an excellent opportunity to own 80 to 660 acres of high quality Iowa farmland in the Laurens area. Please call with specific questions on any of these tracts. Soil maps and aerial photos are available on our website. We look forward to seeing you at the auction.

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue. • PO Box 909

Spencer, IA 51301

712-262-3110 • 800-952-2974

www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC