

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, October 12, 2017 at 10:00 A.M.



**24.9 Surveyed Acres**  
**Sec. 34, Douglas Twp., Clay County, IA**



**Sale Location:** American Legion, 200 Main Street, Sioux Rapids, IA.  
**Property Location:** 2 miles north of Sioux Rapids, IA on Hwy 71, 2 miles west on Hwy 10, then ½ mile south on 195th Ave.  
**Legal Description:** A 24.9 acre parcel in the Southwest Quarter (SW¼) of Sec. Thirty-four (34), Twp. Ninety-four (94) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA.  
**CRP Acres:** 4.6 acres enrolled in CP38 Program  
**Annual CRP Contract Payment:** \$647  
**Contract Expiration:** 9/30/2018  
**Annual Real Estate Taxes:** \$230



**Auctioneer's Note:** Outdoorsmen and Hunting Enthusiasts, here is a unique opportunity to purchase a hard-to-find small tract of recreational land at public auction. The Graff property contains rugged timbered hills with several species of hardwood trees and CRP acres on the bottom. The little Sioux River is approximately ½ mile to the south. Over the years this area has consistently produced some of the nicest whitetail deer in the state of Iowa. Opportunities like this rarely come available; if you are in the market for recreational land make plans to attend this public land auction.

**Terms:** Possession day of the sale with 10% down. Balance due at closing on or before December 1, 2017. Real estate taxes to be prorated to December 31, 2017. All final bids are subject to approval of seller.

**Joseph Graff, Owner**

**Auctioneers:** Clinton Jones 712-363-3522 and Ben Hollesen 712-253-5779

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

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**Ben Hollesen** • 712-253-5779

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& 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". Average CSR information was obtained from Surety/Agri Data. 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.