

Midwest Land Management and Clinton Jones

LAND

AUCTION

Thursday, April 15, 2010 at 10:00 a.m.

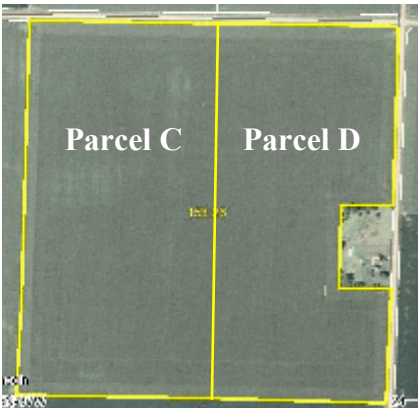
(More Or Less)

310 Acres Lincoln Twp., Clay County, IA

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



Section 14



Section 23

Legal Description

The Northeast Quarter (NE $\frac{1}{4}$) excluding building site of Section Fourteen (14) and the Northeast Quarter (NE $\frac{1}{4}$) of Section Twenty-Three (23) excluding building site, all in Township Ninety-Five (95) North, Range Thirty-Seven (37) West of the 5th P.M., Clay County, Iowa.

Method of Sale: The successful bidder will have choice of any parcel, combination of parcels or all parcels.

FSA Information (All Parcels Combined)

Tillable: 307 Acres (Parcel A & B=153.7, Parcel C & D=153.3)

Corn Base: 180.7 Acres est.

DD/CC Yield: 124 Bu.

Soybean Base: 116.2 Acres est.

DD/CC Yield: 40 Bu.

Avg. CSR Parcel A & B Combined: 80.7

(Parcel A= 81.1, Parcel B=80.3)

Avg. CSR Parcel C & D Combined: 81

(Parcel C=81.3, Parcel D=80.8)

Taxable Acres: 303.4 (combined)

Real Estate Taxes: \$6,762 annual (combined)

Auctioneer's Note: We are pleased to be selling this farm for the Bellows family. This is an opportunity to purchase an excellent quality farm in the Royal/Rossie area as a large unit or in a smaller tract. We look forward to seeing you on the 15th. Visit our website for soil maps.

Terms

Subject to cash rent lease for 2010 with Allen Swanson. 10% earnest money down day of sale. Balance due at closing on or before May 17, 2010. Real estate taxes to be prorated to December 31, 2009. Possession will be given upon closing on or before May 17, 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



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