Midwest Land Management and Clinton Jones

AUCTION

Friday, August 10, 2012 at 10:00 A.M.

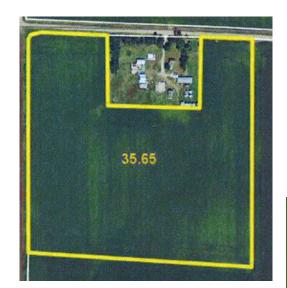
37.5 ACRES

More or Less

Clay Township, Clay County, IA

Sale Location: Royal Community Center, 302 Main Street, Royal, IA

Property Location: From Royal, 1 mile south and 3/4 mile west on 410th St.



Legal Description: Northwest Quarter of the Northwest Quarter (NWI/4 NWI/4) Section Fourteen (14), Township Ninety-five (95) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa, excluding building site.

Avg. CSR: 80.2

Total Acres: 37.5 m/l (to be surveyed prior to sale date)

Taxable Acres: 32.89

Real Estate Taxes: \$985 (est.)

FSA Information:

Tillable Acres 35.6 ac.

Corn Base 18.6 ac. DD/CC Yield 125/125 bu. Soybean Base 14.7 ac. DD/CC Yield 34/34 bu.

Auctioneer's Note: Midwest Land Management is pleased to be selling this prime Royal area farm. This farm features very production soils which include McCreath & Gillett Grove soils on the majority of the farm. The Mugge farm will be surveyed prior to sale day and will be sold by the surveyed areas. We look forward to seeing you at the auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before closing November 1, 2012. Real estate taxes to be prorated to December 31, 2012. Possession will be given upon closing. All final bids are subject to approval of Seller.

Janna M. Mugge, Owner

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

For More Information Call 712-262-3110

Midwest Land Management and Real Estate, Inc.

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**REAL ESTATE, INC.

**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.