

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, September 22, 2011 at 10:00 A.M.

87 ACRES Freeman Twp., Clay County, IA
(More or Less)

Sale Location: Dickens Community Center
Located on Main Street in Dickens, IA

Property Location: Farm is located by the M54 and B24 curve northwest of Dickens, IA.

Legal Description: The North Half of the Northwest Quarter (N1/2 NW1/4) Section Eighteen (18), Township Ninety-six (96) North, Range Thirty-five (35) West of the 5th P.M., Clay County, Iowa, excluding building site.

FSA Information

| | |
|--------------|-------------|
| Tillable | 84.4 ac. |
| Corn Base | 53.2 ac. |
| DD/CC Yield | 109/109 bu. |
| Soybean Base | 30.7 ac. |
| DD/CC Yield | 35/35 bu. |



Avg. CSR: 70.3

Taxable Acres: 85.7

Real Estate Taxes: \$1868

Auctioneer's Note: We are pleased to be selling this farm for the Jansen Family Trust. This is an opportunity to purchase an inside 80+ acre farm on a hard surface road close to grain markets. This would make a perfect addition to your farming operation. See you at the auction on the 22nd!

Terms: 10% earnest money down day of sale. Balance due on or before closing November 1, 2011. Real estate taxes to be prorated to December 31, 2011. Possession will be given upon closing. All announcements made the day of the auction shall supersede anything printed herein. All final bids are subject to approval of Seller.

Brokers: Mark Nothwehr and Dalen Heida

Auctioneers: Clinton Jones and Duane Bleeker

Attorney: Jeffrey Queck

Jansen Family Trust, Owner

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

Duane Bleeker • 712-260-3400

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.