

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, May 21, 2015 at 10:00 A.M.

133 ACRES - 2 Tracts Clay County, Iowa

Sale Location: American Legion Hall, 101 East 2nd Street, Peterson, Iowa

Method of Sale: Tract 1 will be sold first with sale of Tract 2 immediately following.

93 ACRES More or Less Peterson Township, Clay County, IA

Tract 1 Location: 1 ¼ miles north of Peterson, Iowa on M27.



Tract 1 Legal Description: The Fractional Northeast Quarter (Fr. NE¼) of Section Twenty-eight (28), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa. (All land lying north of surveyed parcels A, B, C, D, and E)

Surety/AgriData Avg. CSR2: 95.8

Surety/AgriData Avg. CSRI: 80.1

Soils: McCreath, Sac, Everly-Moneta, Moneta and Afton

Taxable Acres: 90.76 ac.

Real Estate Taxes: \$2404

40 ACRES More or Less Peterson Township, Clay County, IA

Tract 2 Location: 1 ½ miles north of Peterson, Iowa on M27 and ¼ mile east on 490th Street.



Tract 2 Legal Description: The Southeast Quarter of the Southeast Quarter (SE¼ SE¼) of Section Twenty-one (21), Township Ninety-four (94) North, Range Thirty-eight (38) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 93.9

Surety/AgriData Avg. CSRI: 73.9

Soils: McCreath, Sac and Moneta

Taxable Acres: 39.45 ac.

Real Estate Taxes: \$816

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

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www.midwestlandmanagement.com

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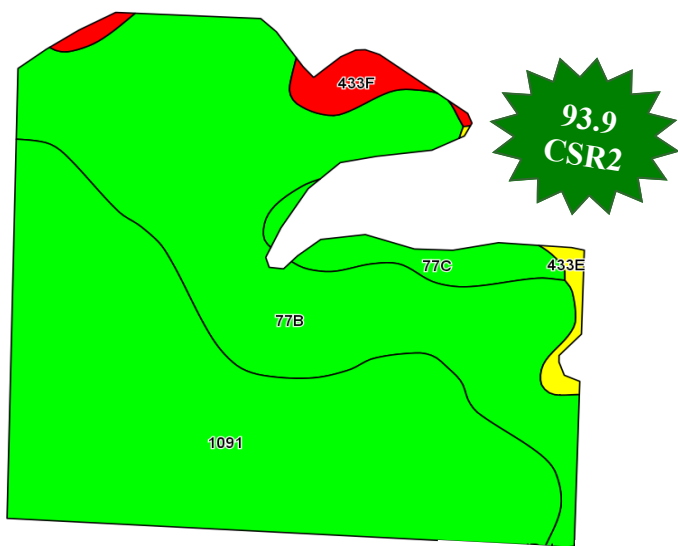
See reverse side for Soils Maps, FSA Information and Plat

Tract 1 Soils Map



| Code | Soil Description | Acres |
|-------|---|-------|
| 1091 | McCreath silty clay loam, 0 to 2 percent slopes | 80.17 |
| 77B | Sac silty clay loam, 2 to 5 percent slopes | 7.77 |
| 637D2 | Everly-Moneta complex, 9 to 14 percent slopes, moderately eroded | 1.43 |
| 433G | Moneta loam, 25 to 40 percent slopes | 1.38 |
| P10 | Afton silty clay loam, Sheldon creek formation, 0 to 2 percent slopes, occasionally flooded | 0.17 |

Tract 2 Soils Map

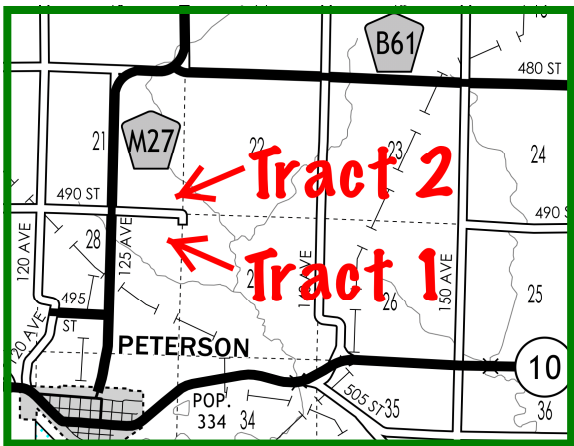


| Code | Soil Description | Acres |
|------|---|-------|
| 1091 | McCreath silty clay loam, 0 to 2 percent slopes | 15.87 |
| 77B | Sac silty clay loam, 2 to 5 percent slopes | 14.28 |
| 77C | Sac silty clay loam, 5 to 9 percent slopes | 1.26 |
| 433F | Moneta loam, 18 to 25 percent slopes | 0.91 |
| 433E | Moneta loam, 14 to 18 percent slopes | 0.36 |

Combined FSA Information for Tract 1 & 2:

Tillable Acres: 123.60 ac.
Corn Base: 85 ac. DD/CC Yield: 123/123 bu.
Soybean Base: 38.60 ac. DD/CC Yield: 34/34 bu.

Both tracts are currently enrolled in ARC-CO.
PLC Corn Yield: 165 bu.
PLC Soybean Yield: 47 bu.



Auctioneer’s Note: Land buyers, here is an excellent opportunity to purchase two hard-to-find, high-quality tracts of farmland in the Peterson area. Tract 1 is a highly tillable farm with outstanding soils. Tract 2 has excellent soils on the tillable portion of the farm; the northeast side of the farm contains approximately 7 acres of wooded land. Please give us a call today with any questions. We look forward to seeing you at the auction!

For More Information Call Ben Hollesen 712-253-5779

Terms: 10% earnest money down day of sale. Balance due at closing on or before June 25, 2015. Real estate taxes to be prorated to January 1, 2015. Buyer to receive 100% of the 2015 cash rent due January 1, 2016. All final bids are subject to approval of seller.

Loren W. Reed Estate, Owner

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

Attorney: Christopher Bjornstad • Cornwall,Avery, Bjornstad and Scott • Spencer, Iowa

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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.