

Midwest Land Management and Clinton Jones

LAND

# AUCTION

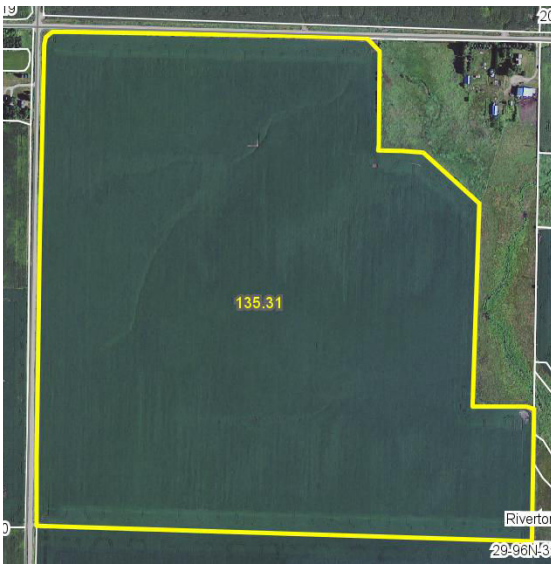
Saturday, February 23, 2013 at 10:00 A.M.

More or Less

**138 ACRES** Riverton Township, Clay County, IA

**Sale Location:** Royal Community Center, 302 Main Street, Royal, Iowa

**Property Location:** 1½ miles east of Royal, IA on County Blacktop B-40 and 2½ miles north on 170th Avenue.



**Legal Description:** The Northwest Quarter (NW¼) of Section Twenty-nine (29), Township Ninety-six (96) North, Range Thirty-seven (37), West of the 5th P.M., Clay County, Iowa, except 21.81 acres in the East Half of the Northwest Quarter (E½ NW¼).

**Avg. CSR:** 73.8

**Total Acres:** 138 ac. m/l

**Taxable Acres:** 134.8 ac.

**Real Estate Taxes:** \$3358 Annually

**FSA Information:**

Tillable Acres	135.3 ac.		
Corn Base	66.9 ac.	DD/CC Yield	123/128 bu.
Soybean Base	66.8 ac.	DD/CC Yield	41/49 bu.

**Auctioneer's Note:** Midwest Land Management is pleased to be selling this Royal area farm at public auction for 4N Acres Partnership. This farm is located within close proximity to local grain markets in nearby Royal and Spencer. What a great opportunity to start 2013 by investing in this attractive all-tillable farm. Give us a call today with any questions. We look forward to seeing you at the auction.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before March 29, 2013. Real estate taxes to be prorated to December 31, 2012. All final bids are subject to approval of Seller.

**Possession:** Possession is subject to a cash lease for 2013. Buyer will receive 100% of the 2013 rent.

## 4N Acres Partnership, Owner

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

**Attorney:** Chris Bjornstad

**For More Information Call 712-262-3110**

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

521 South Grand Avenue, Spencer, IA 51301

**Mark Nothwehr** • 712-262-3110

**Dalen Heida** • 712-262-3110

**Ben Hollesen** • 712-253-5779

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

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**MIDWEST LAND**  
MANAGEMENT

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