

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, March 30, 2016 at 10:00 A.M.

More or Less
162 Acres Marshall Township, Pocahontas County, IA

Sale Location: 12582 Hwy 10, Laurens Golf & Country Club, Laurens, IA

Property Location: 2 miles south of Laurens, IA on N28.

Legal Description: The South 174.44 acres (except a 12.25 acre acreage) of the North Half of Section Three (3), Township Ninety-two (92) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, Iowa.

Surety/AgriData Avg. CSR2: 84.5

Surety/AgriData Avg. CSRI: 76.8

Primary Soils: Canisteo, Clarion, Webster, Nicollet and Kossuth

Taxable Acres: 156.73 ac.

Real Estate Taxes: \$4,222.00

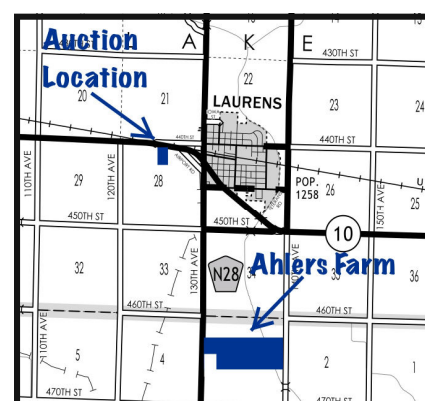


FSA Information:

Tillable Acres: 156.43 ac.

Corn Base: 77.50 ac. PLC Yield: 191 bu.

Soybean Base: 76.00 ac. PLC Yield: 46 bu.



Auctioneer's Note: Land Buyers, what a great opportunity to purchase a high quality Pocahontas County farm at public auction. The Ahlers farm has excellent soils and is in a high state of productivity. The open drainage ditch on the east side of the farm provides a good outlet for the existing tile and will allow for future tile projects. The sale also includes (2) 12,000 bushel grain bins, which can provide the new owner with extra storage space or additional rental income. Don't miss your opportunity to purchase the high quality farm at public auction. Please visit our website for soil maps, tile map and aerial image of the farm. For more information contact **Ben Hollesen** at 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before May 12, 2016. Real estate taxes to be prorated to January 1, 2016. Buyer to receive 100% of the 2016 cash rent. All final bids are subject to approval of seller.

**Dennis L. Ahlers Estate &
Heirs of Claudette J. Ahlers Estate, Owners**

Attorney: Don Winkler • Laurens, Iowa

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

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue, Spencer, IA 51301

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Mark Nothwehr • 712-262-3110

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.