

Midwest Land Management and Clinton Jones

LAND

AUCTION

Thursday, November 1, 2012 at 10:00 A.M.

227 ACRES More or Less Waterford Township, Clay County, IA

Sale Location: Hap Ketelsen Community Center, 203 N. Main St., Everly, IA

Method of Sale: Parcels A and B will be sold with successful bidder having choice of either or both parcels.

Property Location: 1 mile north of Everly, IA on M27, 2 miles west on Hwy. 18 and 1/2 mile north on 110th Avenue.



Legal Description Parcel A: The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) and the North Half of the South Half of the Northwest Quarter (N $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$) in Section Twenty-nine (29), Township Ninety-seven (97) North, Range Thirty-eight (38), West of the 5th P.M., Clay County, IA.

Total Acres: 120.0 m/l **Avg. CSR:** 62.5 **Avg. CSR(2):** 69.0
Taxable Acres: 118.5 (est.) **Real Estate Taxes:** \$2,437 (est.)

Legal Description Parcel B: The South Half of the South Half of the Northwest Quarter (S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$) and the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) in Section Twenty-nine (29), Township Ninety-seven (97) North, Range Thirty-eight (38), West of the 5th P.M., Clay County, IA, less the building site located on the East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$).

Total Acres: 107.0 m/l **Avg. CSR:** 57.1 **Avg. CSR(2):** 71.6
Taxable Acres: 106.5 (est.) **Real Estate Taxes:** \$2,191 (est.)

FSA Information (Parcel A and B Combined):

Tillable Acres	225.2 ac.		
Corn Base	111.0 ac.	DD/CC Yield	117/143 bu.
Soybean Base	110.9 ac.	DD/CC Yield	38/46 bu.

Auctioneer's Note: Midwest Land Management is pleased to selling this Clay County farm at public auction. Land buyers and investors, here is a great opportunity to purchase a nearly all-tillable farm in the Everly-Hartley area. We look forward to seeing you at the sale.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 15, 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.

LaVonne Kramer et al, Owner

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

For More Information Call 712-262-3110

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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