

Midwest Land Management and Clinton Jones

LAND AUCTION

Friday, May 12, 2017 at 10:00 A.M.

27.5 Surveyed Acres

Riverton Township, Clay County, IA



Sale Location: Clay County Regional Events Center, 800 W. 18th Street, Spencer, IA

Property Location: Farm is located just north and west of the intersection of County Club Drive and West 4th Street in Spencer, IA.

Legal Description: Part of the Southeast Quarter (Pt. SE¼) of Section Eleven (11), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, IA. Exact legal to be taken from survey.



Property Features:

- ◆ Bare farmland within Spencer city limits
- ◆ Great West 4th Street location
- ◆ South of Spencer Country Club
- ◆ Bike/walking trail adjoins property

Surety/AgriData Avg CSR2: 53.7

Annual Real Estate Taxes: \$498

FSA Information:

Tillable Acres: 28 ac.

Corn Base: 14.0 ac. PLC Yield : 123 bu.

Soybean Base: 13.9 ac. PLC Yield: 35 bu.

Auctioneer's Note: Century 21 Jacobsen Real Estate and Midwest Land Management are pleased to be selling the Noel farm at public auction. Here is an excellent opportunity to purchase a small tract of land within the city limits of Spencer. The Noel farm has excellent development potential, is located south of the Spencer Country Club, adjoins the city bike / walking trail and is ideally located on West 4th St. Make plans to attend this auction, and make the most out of this opportunity.

Terms: 10% earnest money down day of auction. Balance due at closing on or before June 28, 2017. Sellers will retain the first half of the 2017 cash rent, and the buyers will receive the second half of the cash rent that is due on November 1, 2017. Real estate taxes to be prorated to July 1, 2017. All final bids are subject to approval of seller.

Noel Family Company, LLC, Owner

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

Broker: John Goede • Century 21 Jacobsen Real Estate • 712-260-1197



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". Average CSR information was obtained from Surety/Agri Data. 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.