

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, November 10, 2016 at 10:00 A.M.

65 ACRES More or Less **Sioux Township, Clay County, IA**



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

Property Location: 3 miles south of Spencer, Iowa on Hwy 71 and 4¼ miles east on B40.



Legal Description: The North Sixty (60) acres and the East Five (5) acres of the South Twenty (20) Acres, all in the East Half of the Southeast Quarter (E½ SE¼) of Section Thirty-four (34), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 60.8

Surety/AgriData Avg. CSRI: 49.1

Primary Soils: Terril, Moneta, Biscay, Dickinson, Sparta, Everly, & Cylinder

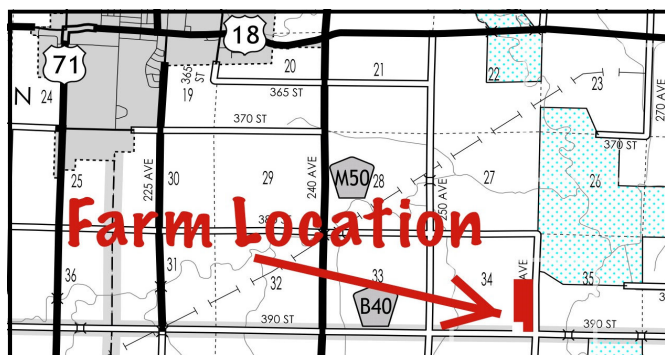
Taxable Acres: 62.60 **Annual Real Estate Taxes:** \$1,270

FSA Information:

Tillable Acres: 64.78 ac. New Tillable Acres: 63.28 (estimated)

Corn Base: 29.30 ac. PLC Yield : 148 bu.

Soybean Base: 29.20 ac. PLC Yield: 49 bu.



Auctioneer's Note: Attention Land Buyers...Here is a great opportunity to purchase a small tract of farmland in Clay County. If you have been looking to purchase an affordable small tract of land, this is it. We look forward to seeing you at the auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 15, 2016. Real estate taxes to be prorated to January 1, 2017. Seller to retain 2016 cash rent. All final bids are subject to approval of seller.

Verle D. Gustoff Jr., Owner

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

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

Midwest Land Management and Real Estate, Inc.

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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". 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.