

Midwest Land Management and Clinton Jones

# LAND AUCTION

Wednesday, September 25, 2013 at 10:00 A.M.

**73 ACRES** More or Less Poland Township, Buena Vista County, IA



**Sale Location:** Marathon Community Center, 306 W Attica St., Marathon, IA

**Property Location:** Located on the southeast edge of Marathon, Iowa, the farm is bordered by Highway 10 on the south, South Agora/215th Avenue on the west and 220th Avenue on the east.

**Legal Description:** Part of the South Half of the Southeast Quarter (S $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section Twenty-one (21), Township Ninety-three (93) North, Range Thirty-five (35) West of the 5th P.M., Buena Vista County, Iowa.

**Avg. CSR:** 78.6

**Total Acres:** 73 ac. m/l

**Primary Soils:** Nicollet, Clarion, Canisteo, Webster

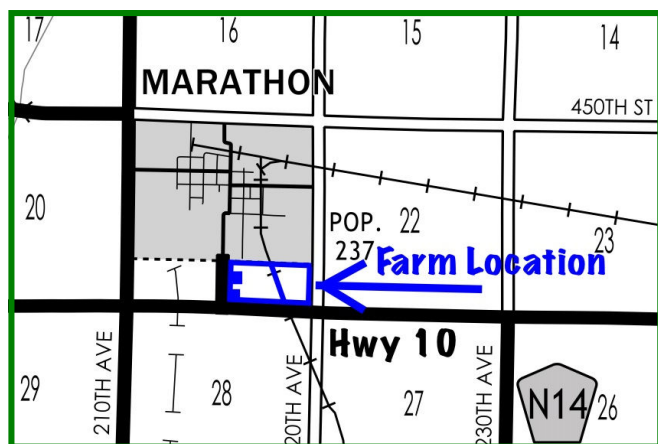
**Taxable Acres:** 67.46 ac.

**Annual Real Estate Taxes:** \$1,710

**Drainage Assessment:** \$2,392 (Seller will pay 100% of the drainage assessment that is due on October 1, 2013)

**FSA Information:**

Cropland Acres	65.81 ac.
Corn Base	34.8 ac.
DD/CC Yield	126/126 bu.
Soybean Base	31.0 ac.
DD/CC Yield	38/38 bu.



**Auctioneer's Note:** Midwest Land Management is pleased to be auctioning this Buena Vista County farm for the Estate of Delphine Carroll Hopkins. The Hopkins farm is an attractive smaller tract of Iowa farmland with very productive soils located on a hard-surfaced road. Here is a great opportunity to purchase 73 acres within close proximity to Marathon and other nearby grain markets in Albert City, Laurens, and Rembrandt. If you are looking for a smaller tract of high quality Iowa farmland, you won't want to miss the auction.

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

***Delphine Hopkins Estate, Owner***

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

**For More Information Call Ben Hollesen at 712-253-5779**

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

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**MIDWEST LAND**  
MANAGEMENT

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