

LAND AUCTION

Thursday, July 22, 2010 at 10:00 AM & 11:00 AM

75.7 Acres (more or less) **Milford Twp., Dickinson County, IA**

10:00 AM Sale Location: At farm site located 2 miles east of Milford Catholic Church on A34.



Legal Description: East Half of the Northeast Quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Eight (8), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th P.M., Dickinson County, Iowa, Excluding Building Site.

FSA Information:

Tillable Ac.	71.4		
Corn Base	45.1 ac.	DD/CC Yield	103 / 103 bu.
Soybean Base	21.2 ac.	DD/CC Yield	32 / 32 bu.
Avg. CSR:	71.9		
Taxable Acres:	70.97		
Real Estate Taxes:	\$700		

76.7 Acres (more or less) **Center Grove Twp., Dickinson County, IA**

11:00 AM Sale Location: At farm site located from 1st auction site, 2 miles north on 240th Ave., then 1/2 mile east on 202nd St. or 1/2 mile east of Pelican Ridge on 202nd St.



Legal Description: Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-Eight (28) and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirty-Three (33), Excluding Building Site which will be surveyed, all in Township Ninety-Nine (99) North, Range Thirty-Six (36) West of the 5th P.M., Dickinson County, Iowa.

FSA Information:

Tillable Ac.	70.9		
Corn Base	41.2 ac.	DD/CC Yield	94 / 94 bu.
Soybean Base	29.0 ac.	DD/CC Yield	32 / 32 bu.
Avg. CSR:	65.4		
Taxable Acres:	78.0		
Real Estate Taxes:	\$750		

Terms: 10% earnest money down day of sale. Balance due at closing on or before August 23, 2010. Real estate taxes to be prorated to June 30, 2010. Possession will be given upon closing. Second half cash rent will be paid to Buyer. Owner reserves right to reject any and all bids on the day of the sale.

Brokers: Mark Nothwehr and Dalen Heida

Auctioneer: Clinton Jones

Attorney: Lonnie Saunders

Verda L. Woodley Estate, Owner

For More Information call 712-262-3110



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