

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, November 5, 2013 at 10:00 A.M.

80 ACRES More or Less **Gillett Grove Township, Clay County, IA**



Sale Location: Greenleaf Agronomy, 4385 190th Avenue, Royal, Iowa
(1 mile west and 1/8 mile north of Rossie, Iowa)

Property Location: Farm is located 1/2 mile south and 2 miles east of Greenville, Iowa.
This farm is bordered by county blacktop B-53 on the north.

Legal Description: The West Half of the Northeast Quarter (W1/2 NE1/4) of Section Thirty-three (33), Township Ninety-five (95) North, Range Thirty-six (36), West of the 5th P.M., Clay County, Iowa.

Avg. CSR: 80.9

Total Acres: 80 ac. m/l

Primary Soils: McCreath, Gillett Grove, and Ransom

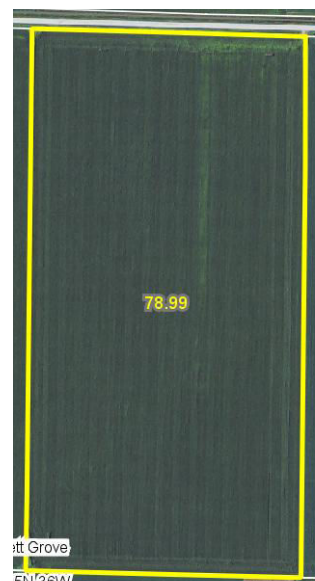
Taxable Acres: 78.7 ac.

Annual Real Estate Taxes: \$2,274

Lease: 50/50 Crop share for 2014

FSA Information:

Cropland Acres	78.9 ac.		
Corn Base	39.3 ac.	DD/CC Yield	125/136 bu.
Soybean Base	39.3 ac.	DD/CC Yield	44/53 bu.



Auctioneer's Note: Midwest Land Management is pleased to be selling this attractive, all-tillable farm for the Green family. This Gillett Grove Township farm is in a high state of production and has been very well farmed by the same tenant for several years. If you have been looking for a high quality Clay County farm, here is your opportunity to purchase one at public auction. Give us a call today with any questions, and we look forward to seeing you at the auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before Dec. 12, 2013. Real estate taxes to be prorated to Dec. 31, 2013. Possession of the farm is subject to a 50/50 lease for 2014. All final bids are subject to approval of Seller.

Stephen Green, Susan & Randall Whitcomb, Owners

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

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