

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, November 16, 2016 at 10:00 A.M.

80 ACRES

More or Less

Williams Township, Calhoun County, IA



Sale Location: Knights of Columbus Hall, 105 N. Main Street, Fonda, Iowa

Property Location: 4 miles south of Fonda, IA on N28.

Legal Description: The North Half of the Southeast Quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section Sixteen (16), Township Eighty-nine (89) North, Range Thirty-four (34) West of the 5th P.M., Calhoun County, Iowa.



Surety/AgriData Avg. CSR2: 80.4

Surety/AgriData Avg. CSRI: 73.1

Primary Soils: Canisteo, Clarion, Okoboji, & Wadena

Taxable Acres: 78.46

Annual Real Estate Taxes: \$1,892

FSA Information:

Tillable Acres: 79.39 ac.

Corn Base: 39.30 ac. PLC Yield : 134 bu.

Soybean Base: 39.20 ac. PLC Yield: 39 bu.



Auctioneer's Note: Land Buyers, don't miss your opportunity to purchase this highly tillable Calhoun County 80 at public auction. The Albemarle farm is a gently rolling 80 acre tract of productive land bordered by County Blacktop N-28 on the east. The farm has been well managed and farmed and is ready for a new owner.

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. Possession upon closing subject to 2016 cash rent lease which has been terminated. Seller to retain 100% of the 2016 cash rent. All final bids are subject to approval of seller.

Albemarle Farm LLC, Owner

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

Midwest Land Management and Real Estate, Inc.

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MIDWEST LAND
MANAGEMENT

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.