

Midwest Land Management and Clinton Jones

LAND AUCTION

Thursday, August 28, 2014 at 10:00 A.M.

More or Less
80 ACRES Lincoln Township, Clay County, IA

Sale Location: Greenville Community Center, Greenville, Iowa

Property Location: 1 mile south of Rossie, IA on 200th Ave. and 1/2 mile east on 450th St.

Legal Description: The West Half of the Southeast Quarter (W½ SE¼) of Section Thirty-five (35), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Surety/AgriData Avg. CSR2: 96

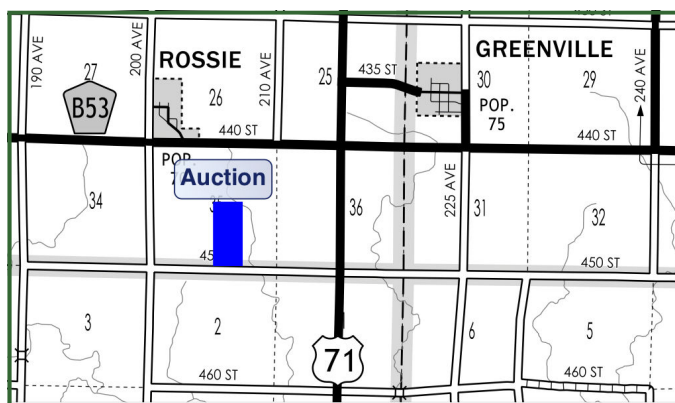
Surety/AgriData Avg. CSRI: 78.5

Total Acres: 80 ac. m/l

Primary Soils: McCreath, Sac, Gillett Grove, and Afton

Taxable Acres: 79 ac.

Annual Real Estate Taxes: \$2,228



FSA Information:

Cropland Acres	78.5 ac.		
Corn Base	39.4 ac.	DD/CC Yield	125/163 bu.
Soybean Base	39.1 ac.	DD/CC Yield	44/52 bu.



Auctioneer's Note: Farmers and Investors—what an excellent opportunity to purchase 80 acres of prime farm land in Clay County, Iowa. The Gritten farm is an all-tillable farm with highly productive soils located within close proximity to Greenville and Rossie. The farm is bordered by gravel road 450th St. on the south. If you've been looking for a high quality 80, you won't want to miss this auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before November 7, 2014. Real estate taxes to be prorated to December 31, 2014. All final bids are subject to approval of Seller.

**Terri Ward, Donna Harmon, Pamela Sheridan, Larry Trosin and
Gritten Family Trust, Owners**

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

Attorney: Mike Bovee • Montgomery, Barry, Bovee & Barry • Spencer, Iowa

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

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