

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, September 1, 2015 at 10:00 A.M.

More or Less
80 Acres Swan Lake Township, Pocahontas County, IA



Sale Location: Laurens Golf & Country Club, 12582 Hwy 10, Laurens, Iowa

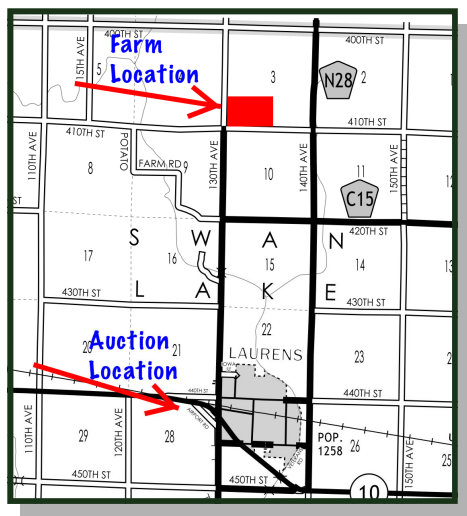
Property Location: 3 miles north of Laurens, Iowa on 130th Avenue.

Legal Description: The South Half of the Southwest Quarter (S½ SW¼) of Section Three (3) in Township Ninety-three (93) North, Range Thirty-four (34) West of the 5th P.M., Pocahontas County, IA. Exact legal to be taken from survey.



FSA Information:
Tillable Acres: 72.89
Corn Base: 33.74 ac. (est.) PLC Yield: 152
Soybean Base: 39.15 ac. (est.) PLC Yield: 43

Surety/AgriData Avg. CSR2: 84.9
Surety/AgriData Avg. CSRI: 77
Soils: Clarion, Webster, Nicollet, Canisteo, Kossuth, and Okoboji
Real Estate Taxes: \$1912



Auctioneer's Note: Attention land buyers, here is an excellent opportunity to purchase a great Laurens area farm with reputation soils. Don't miss your chance to purchase a farm that has not been offered for sale in over 100 years. The LaVonne Loving Hoffman Farm has been well farmed. We look forward to seeing you at the auction!

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 4, 2015. Real estate taxes to be prorated to January 1, 2016. Full possession at closing. All final bids are subject to approval of seller. Buyer responsible to bring septic system to current Iowa code.

LaVonne Loving Hoffman Estate, Owner

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

For More Information Contact Ben Hollesen 712-253-5779

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue, Spencer, IA 51301

Mark Nothwehr • 712-262-3110

Dalen Heida • 712-262-3110

Ben Hollesen • 712-253-5779

www.midwestlandmanagement.com



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". 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.