

Midwest Land Management and Clinton Jones

LAND

AUCTION

Wednesday, August 26, 2015 at 10:00 A.M.

80 Acres, 73 Acres and 7 Acre Acreage
Riverton Township, Clay County, Iowa

Sale to be held at farm located at 3655 190th Avenue, Spencer, Iowa

Method of Sale: Choice of Tracts 1 & 2. Tract 3 to be sold after Tracts 1 & 2.

Tract 1 – 80 Acres More or Less **Riverton Township**

Tract 1 Legal Description: The South Half of the Southeast Quarter (S½ SE¼) of Section Twenty-one (21), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.



Surety/AgriData Avg. CSR2: 91.7

Surety/AgriData Avg. CSRI: 73.4

Primary Soils: Everly, Rushmore and Ransom

Annual Real Estate Taxes: \$2,044

Tract 2 – 73 Acres More or Less **Riverton Township**

Tract 2 Legal Description: The North Half of the Southeast Quarter (N½ SE¼) of Section Twenty-one (21), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa excluding building site.

Surety/AgriData Avg. CSR2: 91.1

Surety/AgriData Avg. CSRI: 73.6

Primary Soils: Wilmonton, Everly, Ransom, Rushmore, Letri, Dickinson and Afton

Annual Real Estate Taxes: \$2,148 (estimated)

Combined FSA Information for Tract 1 and 2:

Tillable Acres	150.27 ac.		
Corn Base	74.4 ac.	PLC Yield	172
Soybean Base	73.1 ac.	PLC Yield	49

See Reverse Side For Information on Tract 3 (Acreage)

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

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT



Tract 3-7 Acre Acreage More or Less Riverton Township, Clay County, IA

Tract 3 Legal Description: 7 Acre Acreage Located In The Northeast Quarter of the Northeast Quarter of the Southeast Quarter (NE¼ NE¼ SE¼) of Section Twenty-one (21) in Township Ninety-six (96) North of Thirty-seven (37) West of the 5th P.M., Clay County, Iowa. Exact legal to be taken from survey.



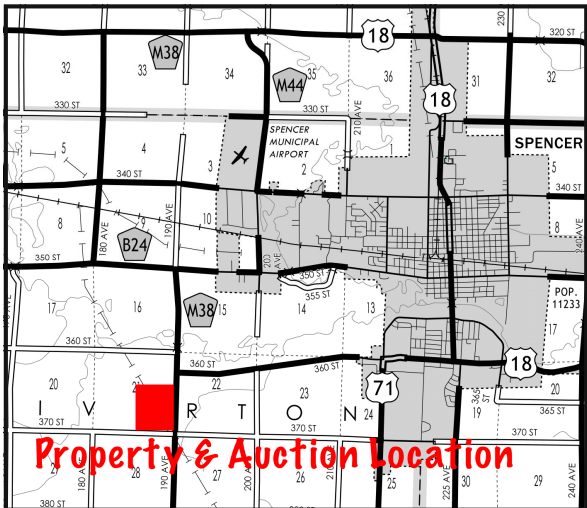
Property Features:

- ♦ 2074 Sq. Ft. -1 ½ story home/5 bedrooms/ 1 ¾ baths
- ♦ Outbuildings: Detached 2 Car Garage
54 x 80 Morton
32 x 54 Utility Shed
38 x 56 Barn

Real Estate Taxes: \$900 (estimated)

Utilities: Iowa Lakes Regional Water
Iowa Lakes Electric Coop

School District: Spencer Community Schools



Auctioneer’s Note: Attention Land Buyers & Acreage Buyers, here is an excellent opportunity to purchase 2 highly tillable, productive tracts of farmland and or classic farm acreage within 5 miles of Spencer, IA. The Clausen property is located on a hard surfaced road and has been very well cared for. The farmland is very productive and would make an excellent investment property. Make plans to attend this land auction.

Terms: 10% earnest money down day of sale. Balance due at closing on or before October 5, 2015 for acreage and on or before November 9, 2015 for farmland. Real Estate Taxes will be prorated to January 1, 2016. Buyer to bring septic system to current Iowa code. Buyer to have full possession after the 2015 crop has been removed. All final bids are subject to approval of seller.

Arlan K. Clausen Estate, Owner

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

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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.