

Midwest Land Management and Clinton Jones

# LAND AUCTION

Thursday, June 19, 2014 at 10:00 A.M.

**Sale Location:** Gilmore City Senior Citizen's Center, 306 S. Gilmore St., Gilmore City, Iowa

**Method of Sale:** Parcel A will be sold first with sale of Parcel B immediately following.

## 75 ACRES More or Less Avery Township, Humboldt County, IA

**Parcel A Location:** 1½ miles east of Bradgate, IA on County Road C26 and ½ mile south on Delaware Ave.

**Parcel A Legal Description:** The East Half of the Southeast Quarter (E½ SE¼) of Section Nine (9), Township Ninety-two (92) North, Range Thirty (30) West of the 5th P.M., Humboldt County, Iowa except acreage.



**Surety/AgriData Avg. CSR2:** 86.9

**Surety/AgriData Avg. CSRI:** 79.1

**Soils:** Webster, Clarion, Canisteo, and Nicollet

**Taxable Acres:** 73.78 ac.

**Real Estate Taxes:** \$1,578

**FSA Information:**

Tillable Acres: 71.29 ac.

Corn Base: 44.80 ac.

Soybean Base: 25.63 ac.

DD/CC Yield: 122/122 bu.

DD/CC Yield: 36/36 bu.

## 70 ACRES More or Less Avery Township, Humboldt County, IA

**Parcel B Location:** 1½ miles east of Bradgate, IA on County Road C26 and 1 mile south on Delaware Ave.

**Parcel B Legal Description:** The Northeast Quarter of the Northwest Quarter (NE¼ NW¼) and all that portion of the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section Fifteen (15) lying north of the railroad right of way, all in Section Fifteen (15), Township Ninety-two (92) North, Range Thirty (30) West of the 5th P.M., Humboldt County, Iowa.



**Surety/AgriData Avg. CSR2:** 53.4

**Surety/AgriData Avg. CSRI:** 54.3

**Soils:** Wadena, Ridgeport, Kensett, Copaston, and Dickinson

**Taxable Acres:** 66.63 ac.

**Real Estate Taxes:** \$986

**FSA Information:**

Tillable Acres: 66.67 ac.

Corn Base: 41.90 ac.

Soybean Base: 23.97 ac.

DD/CC Yield: 122/122 bu.

DD/CC Yield: 36/36 bu.

**Auctioneer's Note:** Here is an excellent opportunity to purchase two attractive all-tillable farms in the Bradgate area. Please visit our website [www.midwestlandmanagement.com](http://www.midwestlandmanagement.com) for aerial images & soils maps. We look forward to seeing you at the auction.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before July 30, 2014. Real estate taxes to be prorated to July 1, 2014. Subject to cash rent lease. Sellers to retain first half cash rent payment and buyer to receive second half cash rent payment. All final bids are subject to approval of seller.

**Frances J. Zeman Estate, Owner**

**Auctioneers:** Clinton Jones 712-363-3522 and 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](http://www.midwestlandmanagement.com)

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**MIDWEST LAND**  
MANAGEMENT

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