

Land Auction

78 Acres - Buena Vista Co Section 34 - Scott Township



Thursday - July 12, 2012 - 10:00 am
Alta Community Center, 409 West Hwy 7, Alta, Iowa

Location: From Storm Lake - 4 miles north on Hwy 71 then 1/2 mile west and 2 miles north on M44 (100th Ave.)

Legal: North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Thirty-four (34), Township Ninety-two (92) North, Range Thirty-seven (37) West of the 5th PM, Buena Vista County, Iowa, minus an acreage in the SW corner. Tract contains 78 acres more or less.

Description: A rectangular nearly level all tillable productive farm containing 75.2 FSA crop acres all in one field. A shallow waterway crosses the SW part of the farm. The Applewood farm is bordered on the north by Highway 3 and on the west blacktop M44 (100th Ave.). A manure easement exists on the farm.

Soils: Clarion, Nicollet, Webster, Colo-Spillville
Ave. CSR 77.8

RE Taxes: \$ 1740.00 annual. Taxes will be prorated to July 1, 2012.

Possession: At close subject to the 2012 lease.

Terms: 10 percent down sale day. Balance due at close on or before August 15, 2012. Second half of the 2012 cash rent will be paid to new buyer.



Brokers Note: The Acre Co. is pleased to be offering this all tillable Buena Vista County farm at auction. Land Buyers - excellent opportunity to purchase a good looking farm on a hard road close to grain markets in Storm Lake, Alta, and Albert City. This sale is subject only to the approval of the Sellers at the auction.

FSA Information:

Cropland acres	75.2
Corn Base acres	38.0
Corn Direct / CC Yield	119 / 156
Soybean Base acres	37.2
Soybean Direct / CC Yield	38 / 46

For more information, check out our website theacreco.com. We look forward to seeing you sale day! For more information, call Jon Hjelm 712-240-3529

Applewood Development Corp. - Owner

Attorney: Jeff Minnich - Neu, Minnich, Comito and Neu, Carroll, IA



Auctioneer: Jon Hjelm, Spencer, Iowa
712-262-3529 theacreco.com
Chuck Sikora, Land Sales

The Owner reserves the right to reject any and all bids. Jon Hjelm/The ACRE Co. represents the Sellers at this auction. This sale is subject only to the approval of the Seller the day of the auction. Any Announcements made sale day will supercede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The ACRE Co.