

Land Auction

80 Acres - Buena Vista Co Section 32 - Scott Township



Thursday - July 12, 2012 - 10:00 am

Alta Community Center, 409 West Hwy 7, Alta, Iowa

Location: From Alta – 2 miles east on County Road C49 and 4 miles north on County Road M36

Legal: West Half (W1/2) of the Southwest Quarter (SW1/4), Section Thirty-Two (32), Township Ninety-Two (92) North, Range Thirty-Seven (37) West of the 5th PM, Buena Vista Co., Iowa.

Description: The Applewood farm is an attractive very gently rolling nearly all tillable tract of farmland. The 74 FSA crop acres are all in one field. A small two-acre grove is in the northwest corner of the farm. The Applewood farm is bordered on the west by County Road M36 and on the south by gravel road 540th Street. A manure easement exists on the farm.

Soils: Nicollet, Clarion, and Waldorf **Ave. CSR 76.4**

FSA Information

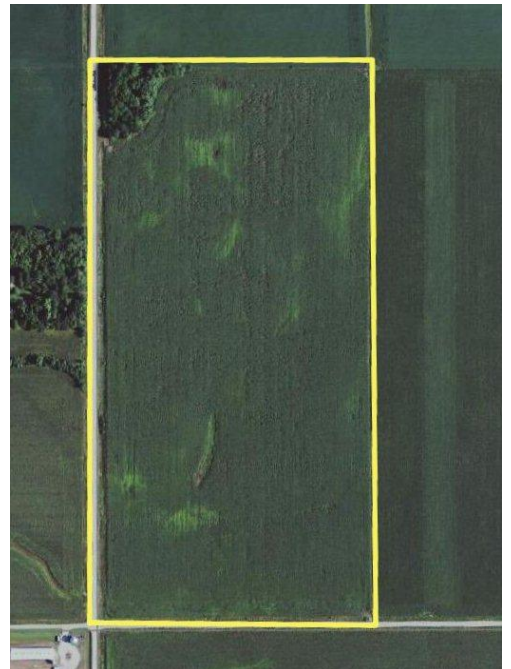
Cropland acres	74.0
Corn Base acres	41.6
Corn Direct / CC Yield	119 / 156
Soybean Base acres	32.4
Soybean Direct / CC Yield	38 / 46

RE Taxes: \$ 1830.00 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 the new buyer.

Brokers Note: The Acre Co. is pleased to be offering this very attractive nearly all tillable Buena Vista County farm at auction. Located on a hard surfaced road near grain markets in Alta, Storm Lake, and Albert City. Land Buyers - here is a great 80 acre farm to add to your land holdings. This sale is subject only to the approval of the Sellers at the auction. 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, Comit, and Neu, Carroll, Iowa



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.