LAND AUCTION

Dead Horse Canyon Farm
62.3 Acres Two Tracts  Clay Co
Section 23 - Gillett Grove Township

Wed. - August 8 - 10:00 am
Greenville Community Center, Greenville, Iowa

Farm Location: Just northwest of Gillett Grove on 270th Avenue

Tract 1: 28.3 Acres  23.77 acres all tillable nearly level to very gently rolling excellent row crop currently in hay production plus 4.5 acres of CRP borders the hay ground. Access to this Dead Horse Canyon tract is a private drive off 270th Ave.
Soils: Ransom, Sac and Everly  Ave CSR 75.3
RE Taxes:  $ 912.00 (est) Prorated to Jan. 1, 2013

Tract 2: 34 Acres  27.2 acres timber and 6.8 acres cropland with a narrow strip of CRP adjoining the timber. The forested land is currently in Timber Reserve. This rustic wooded hilly tract is bordered on the east by a winding gravel road, (270th Ave.) that winds through historic Dead Horse Canyon.
RE Taxes:  $ 96.00 (est) Prorated to Jan. 1, 2013

Legal: Two tracts located in the East Half (E1/2) of Section Twenty-three (23), Township Ninety-Five (95) North, Range Thirty-Six (36) West of the 5th PM, Clay Co., Iowa. Exact legal to be taken from survey.

Possession: At close subject to the balance of the lease.
Terms: 10 percent down sale day. Balance due at close on or before September 20, 2012

Brokers Note: Agriland Inc. and The Acre Co. are pleased to be offering these two distinct tracts of Clay County land at auction. Land Buyers - here is a great smaller farm to add to your land holdings. Hunters - nice tract with rustic rolling timber plus income from a smaller field of cropland.

Tract 1  Tract 2

Ina and Larry Chapman - owners
Attorney: Mike Bovee - Montgomery, Barry and Bovee, Spencer, Iowa
Broker: Chuck White - Agriland Inc, Spencer, Iowa  712-580-3553
Auctioneers: Jon Hjelm and Chuck Sikora
712-262-3529  theacreco.com

The Owner reserves the right to reject any and all bids. Agriland and 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 supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Agriland or The ACRE Co.