

# 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 270<sup>th</sup> 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 270<sup>th</sup> 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, (270<sup>th</sup> 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 5<sup>th</sup> PM, Clay Co., Iowa. Exact legal to be taken from survey.

**FSA Information** Cropland acres 34.4 (two tracts combined)  
Corn Base acres 17.3 Corn Direct / CC Yield 122 / 122  
Soybean Base acres 10.5 Soybean Direct / CC Yield 40 / 40  
CRP - 6.6 acres - contract \$148.64/acre - expires 9/30/2016

**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. This sale is subject only to the approval of the Sellers at the auction.

We look forward to seeing you sale day!

**For more information, check out our website [theacreco.com](http://theacreco.com) or call Chuck White 712-363-4535 or Jon Hjelm 712-240-3529**

**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](http://theacreco.com)

