

LAND AUCTION

14.2 Acres - Clay Co Section 36 - Gillett Grove Township



Thursday - September 20, 2012 - 5:00 pm

Sale Location: On Site - 4455 280th Ave., Gillett Grove, IA

Location: 1/2 mile south of Gillett Grove on 280th Avenue

Legal: a 14.2 acre tract in the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), Section Thirty-six (36), Township Ninety-Five (95) North, Range Thirty-Six (36) West of the 5th PM, Clay Co., Iowa.

Description: An improved triangular shaped tract of gently rolling grassland. The Harnack farm has 8.4 acres of cropland in two fields enrolled in the CRP. The improvements on the acreage include an older bungalow style home and a barn. The acreage for auction is bordered on the east by a gravel road, 280th Ave.

Soils: Clarion, Storden-Omsrud, Colo, Wadena **Ave. CSR 55.6**

RE Taxes: \$ 248.00 Taxes will be prorated to October 1, 2012.

Possession: At close

Terms: 10 percent down sale day. Balance due on October 28, 2012.

Brokers Note: The Acre Co. is pleased to be offering this large Clay County acreage at auction located just south of Gillett Grove. Buyers, you will like the privacy and gently sloping grass fields surrounding the building site. The abandoned railroad on the west side of the acreage provides a rustic border to the property. This sale is subject only to the approval of the Seller at the auction. Save the auction date. See you at the sale !

Check out the acreage on our website theacreco.com

Ruth Harnack - Owner



Attorney: Chris Bjornstad, Bjornstad Law Office, Spencer, IA

Auctioneers: Jon Hjelm ALC 712-240-3529

Chuck Sikora 712-260-2788

712-262-3529 theacreco.com



No. 1 ranked Iowa farmland website on Google

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.

