

# Land Auction

## 118 Acres - Clay Co Section 12 - Douglas Township



**Wednesday - September 26, 2012 - 10:00 am**  
**Greenville Community Center, Greenville, Iowa**

**Location:** 8 miles south of Spencer on Hwy 71 or 6 miles north of Sioux Rapids on Hwy 71  
**Legal:** South Half (S1/2) of the Northwest Quarter (NW1/4) and the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Twelve (12), Township Ninety-four (94) North, Range Thirty-seven (37) West of the 5<sup>th</sup> PM, Clay County, IA

**Description:** The Gonnerman farm is an "L" shaped tract varying from level bottomland to rolling grass upland. The farm contains 90 FSA crop acres in two fields, 86.25 acres and 3.78 acres. The farm has 26 acres of pasture with a pond. The farm is bordered on the east by Highway 71 and on the north by gravel road, 460<sup>th</sup> Street.

**Soils:** Majority of soils on cropland are Spillville, Everly, Wadena, Colo, Dickinson, Moneta **Ave. CSR 61**

<b>FSA Information:</b>	Cropland acres	90.0		
	Corn Base acres	48.8	Corn Direct / CC Yield	110 / 110
	Soybean Base acres	72.5	Soybean Direct / CC Yield	33 / 33

**RE Taxes:** \$ 2094.00 annual. Taxes will be prorated to January 1, 2013.

**Possession:** At close subject to the 2012 lease.

**Terms:** 10 percent down sale day. Balance due at close on or before November 20, 2012.

**Brokers Note:** The Acre Co. is pleased to be offering this Clay County farm surrounding Goat Hill on Highway 71 at public auction. Land Buyers here is an excellent opportunity to purchase this blend of cropland and pasture on a hard road close to grain markets in Rossie, Greenville, Sioux Rapids and Spencer. 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, call Jon Hjelm, ALC cell: 712-240-3529



**Dennis Gonnerman and Rodney Gonnerman - Owners**

**Auctioneers:** Jon Hjelm, ALC  
Chuck Sikora



712-262-3529 Spencer, Iowa



**[theacresco.com](http://theacresco.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.