

# Land Auction

## 80 Acres Palo Alto Co. Section 19 - Vernon Township



**Thursday - October 18, 2012 - 10:00 am**  
**VFW Post, 3205 Main Street, Emmetsburg, Iowa**

**Location:** From Emmetsburg 6 miles north on N40 and 1/2 mi east on 300<sup>th</sup> St.  
From Graettinger 4 mi east on B14 then 2 miles south on N40 and 1/2 mi east on 300<sup>th</sup> St.

**Legal:** North Half (N1/2) of the Northeast Quarter (NE1/4) of Section Nineteen (19), Township Ninety-seven (97) North, Range Thirty-two (32) West of the 5<sup>th</sup> PM, Palo Alto County, IA

**Description:** The farm is a rectangular tract of nearly level to very gently rolling productive farmland. The farm contains 75 FSA crop acres in one field. A short shallow drive over waterway crosses the northwest part of the farm. A small grove of several trees and an older corn crib is located in the northeast corner of the tract. A private tile system provides outlet for drainage. The farm is bordered by gravel roads, 300<sup>th</sup> St. on the north and 470<sup>th</sup> Ave. on the east.

**Soils:** Webster, Clarion, Nicollet, Canisteo  
Ave. CSR 78.5 CSR2 74.1

<b>FSA Information:</b>	Cropland acres 75.0
Corn Base acres	38.2
Corn Direct / CC Yield	127 / 155
Soybean Base acres	36.8
Soybean Direct / CC Yield	43 / 51



**RE Taxes:** \$2176.00 annual. Taxes prorated to January 1, 2013.

**Possession:** At close

**Terms:** 10 percent down sale day. Balance due at close on or before December 1, 2012.

**Brokers Note:** The Acre Co. is pleased to be offering this outstanding 80 acre Palo Alto County farm located between Emmetsburg and Graettinger at auction. These all tillable productive quality 80 acre farms are hard to find. This sale is subject only to the approval of the Sellers at the auction. Save the auction date. We look forward to seeing you sale day!

For more information, call Jon Hjelm cell: 712-240-3529

**Attorney Representing the Sellers:** John Brown, Berkland and Brown, Emmetsburg, Iowa

**Auctioneers:** Jon Hjelm, ALC and Chuck Sikora  
712-240-3529 712-260-2788



Spencer, Iowa 712-262-3529

**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.