

# Farm/Commercial Land Auction

## 88.5 Acres Clay Co

### Section 31 - Meadow Township

44<sup>th</sup> Street Frontage Next to New Hwy 71 Commercial Lots



## Tuesday - October 30, 2012 - 10:00 am

Clay County Regional Events Center, Spencer, Iowa

**Location:** North Spencer, just east of Dyno's Truck Stop. Large auction sign is posted.

**Legal:** 88.5 acres m/l in the Northwest Quarter (NW1/4) of Section Thirty (31), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5<sup>th</sup> PM, Clay County, IA

**Description:** The Wyatt farm is an inside improved level to nearly level tract of productive farmland. The farm contains 85 FSA crop acres (est.) in one large field. The farmland has a CSR2 of 66. The improvements include a 30' x 40' Morton building and a 30' x 24' grain bin. The farm is bordered on the north by county road East 44<sup>th</sup> St. with over 1700 feet of frontage on the East Beltline route.

**Soils:** Fostoria, Belmann, Ocheyedan, Dickinson Ave. CSR2 66

<b>FSA Information:</b>	Cropland acres (combined)	113
Corn Base acres	84.1	Corn Direct / CC Yield 105 / 105
Soybean Base acres	14.8	Soybean Direct / CC Yield 37 / 37

**RE Taxes:** \$ 2008.00 annual. Taxes prorated to January 1, 2013.

**Possession:** At close.

**Terms:** 10 percent down sale day. Balance due at close on or before December 18, 2012.

**Brokers Note:** Taylor Land Management and The Acre Co. are pleased to be offering this longtime family owned Clay County farm in North Spencer at public auction. Land Buyers here is an excellent opportunity to purchase an attractive all tillable improved farm with a neat small machine shed and grain bin. Located on the East Beltline close to Hwy 71 with over 1700 feet of frontage, this farm would make an excellent site for your business plus many potential commercial uses. 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 Brent Taylor 515-570-4931 or Jon Hjelm 712-240-3529

### Wyatt Family - owner

**Attorney:** Jim Kramer, Johnson Law Firm, Ft. Dodge, IA

**Broker:** Brent Taylor

Taylor Land Management  
Ft. Dodge, IA 515-573-3707  
taylorlandmanagement.com

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

The ACRE Co.

Spencer, Iowa 712-262-3529

theacrecoco.com



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.