

Land Auction

147 Acres Palo Alto Co - 2 Tracts Section 16 - Highland Township



Tuesday - November 13, 2012 - 10:00 am
American Legion, 1602 Main Street, Ruthven, Iowa

Location: 2 miles east of Ruthven on Highway 18 and 1/4 mile north on 370th Avenue.

Legal: Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) and all North of the Railroad in the Southeast Quarter (SE1/4) of Section Sixteen (16), Township Ninety-six (96) North, Range Thirty-four (34) West of the 5th PM, Palo Alto County, IA. The exact legal to be taken from the survey.

Tract 1, 93 acres m/l - An improved inside nearly level to very gently rolling rectangular tract of productive farmland. Tract 1 contains 85.8 FSA crop acres (est) all in one large field. An 8" county tile provides drainage access. The tract includes an older building site. Tract 1 is bordered on the south by gravel road, 355th Street. Tract 1 **CSR 77.4**

Tract 2, 54 acres m/l - An unimproved gently rolling tract of productive farmland. Tract 2 contains 48.7 FSA crop acres (est) all in one field. Tract 2 is bordered on the east by county road N26 (370th Ave.) and on the south by gravel road, 355th Street. Tract 2 **CSR 74**

Soils: Tract 1 and Tract 2 - Clarion, Nicolett, and Webster

FSA Information:	Cropland acres	134.5
Corn Base acres	53.2	Corn Direct / CC Yield 118 / 145
Soybean Base acres	63.4	Soybean Direct / CC Yield 36 / 43

RE Taxes: Tract 1 - \$ 3328.00 (est.) annually

Tract 2 - \$ 1376.00 (est.) annually

Taxes 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 December 18, 2012.

Brokers Note: The Acre Co. is pleased to be offering this good looking Palo Alto County farm at public auction.

Offered in two tracts, here is an excellent opportunity to purchase a quality productive farm close to the grain

markets in Ruthven and the soybean processing and ethanol plants at Emmetsburg. The farm is available for the 2013 crop season. This sale is subject only to the approval of the Sellers at the auction. We look forward to seeing you sale day!

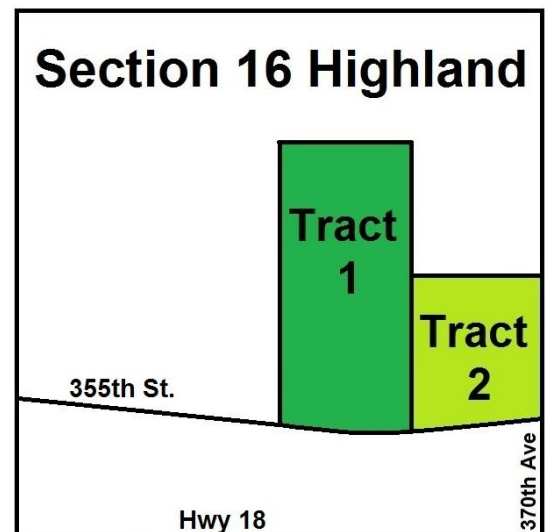
For more information, call Chuck Sikora 712-260-2788

Fabian M. Halder Estate

Don Halder, Gary Halder, Craig Halder and Kent Halder – owners

Attorney: Mike Bovee, Montgomery, Barry & Bovee, Spencer, 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.