

**Your last best chance to buy a great farm in 2012 !**

# Land Auction

## 40.5 Acres - Clay County Section 34 - Lincoln Township

*Outstanding all tillable level farm 8 miles southwest of Spencer*

**Friday - December 21, 2012 - 10:00 am**  
**Greenville Community Center, Greenville, Iowa**

**Location:** 1 mile west and 1 mile south of Rossie - corner of 190<sup>th</sup> Ave. and 450<sup>th</sup> St.

**Legal:** South Half (S1/2) of the South Half (S1/2) of the Southwest Quarter (SW1/4) of Section Thirty-four (34), Township Ninety-five (95) North, Range Thirty-seven (37) West of the 5<sup>th</sup> PM, Clay County, Iowa. The farm contains 40.503 surveyed acres.

**Description:** The Kracht farm is a rectangular unimproved tract of nearly level all tillable farmland. The 38 acres of productive cropland are all in one regular shaped field. The farm contains excellent productive high quality heavy black soils. The farm is bordered on the west by gravel road 190<sup>th</sup> Ave. and on the south by gravel road 450<sup>th</sup> St.

**Soils:** McCreath, Sac, Annieville, Moneta,  
Gillett Grove **Ave. CSR 77**



### FSA Information (combined)

Cropland acres	206.4
Corn Base acres	77.1
Corn Direct / CC Yield	125 / 136
Soybean Base acres	129.2
Soybean Direct / CC Yield	37 / 44

**RE Taxes:** \$ 494.00 annually (estimate). Taxes to be prorated to Jan 1, 2013

**Possession:** At close, possession is available for the 2013 crop season.

**Terms:** 10 percent down sale day. Balance due at close on or before January 30, 2013.

**Brokers Note:** The Acre Co. is pleased to be offering this outstanding 40.5 acre Clay County farm at public auction. Land Buyers – here is an excellent opportunity to make a great farmland investment. The Kracht farm would make a superior addition to any farming operation or land holdings. You can farm this land next year. This sale is subject only to the approval of the Sellers at the auction. Save the date. We look forward to seeing you sale day !

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

**Doris Wilson and Fred “Don” Kracht - owners**

**Attorney:** Larry Stoller, Spirit Lake, IA

**Auctioneers:** Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

**The ACRE Co.** Spencer, Iowa

**712-262-3529**



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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.