Wednesday - February 8, 2017 - 10:00 am

Auction Location: ● Spencer Agronomy Services, 3594 340th Avenue, Ruthven, IA

**Legal:** Lot 3 and the North Half of the Northeast Quarter of the Southeast Quarter (N1/2 NE1/4 SE1/4) all in Section 12 Freeman Township (96-35), Clay County, Iowa, except a 33’ strip of land running along the north side of the entire tract. Tract contains 69.18 acres, more or less.

**Description:** Selling will be a combination of cropland, pasture, and marsh. The farm contains 33.13 FSA crop acres all in one field. The balance of the farm is grass/pasture and marshland with flowing water. The farm is bordered by Barringer Slough on the west and blacktop N18 on the east. The farm is located one mile south of Lost Island Lake.

**Soils:** Clarion, Webster, Wadena, Nicollet, Harps

CSR2 81 CSR 70.3

**RE Taxes:** $1298/yr. Taxes prorated to Jan 1, 2017

**Terms:** 10 percent down sale day. Balance due at close on or before March 15, 2017.

**Possession:** At close. Available for 2017 crop season.

**FSA Information**

- Cropland acres: 33.13
- Corn Base acres: 16.7
- Corn PLC Yield: 145
- Soybean Base acres: 7.9
- Soybean PLC acres: 41

**Broker’s Note:** The ACRE Co. is pleased to representing the Molitor family selling the Rockhill Farms Company farm at public auction. Farmers, cattlemen, and sportsmen need to check out this unique tract of land. This farm offers opportunities for row crop farming, haying and grazing, or your own private hunting and recreational area. What a great spot for your cabin located in the “Hub of the Wetlands.” See you sale day! Call Chuck or Jon for more information on this great opportunity!

**Rockhill Farms Company – owner**

**Attorney:** Michael Bovee
Montgomery, Barry, Bovee, Steffen & Davis
Spencer, IA

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

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.
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Call The ACRE Co. to sell your farm!