

Land Auction

108 Acres - Humboldt Co Section 30 - Rutland Township



Wed. - August 24, 2011 - 10:00 am
Bode Community Center, Bode, Iowa

Location: West edge of Rutland Iowa, on County Road C29 (200th St.)

Legal: part of Government Lot 1, Section Twenty-nine (29), City of Rutland and part of Government Lots 3 and 4, Section Thirty (30), Township Ninety-two (92) North, Range Twenty-nine (29) West of the 5th PM, Humboldt Co., IA. Exact legal to be taken from abstract.

Description: A nearly level to very gently rolling all tillable inside tract of farmland. The farm has been surveyed and contains 107.89 taxable acres plus 3 acres of road right of way (40 feet width on C29). The farm contains 106.3 FSA crop acres all in one contiguous field. The farm is bordered on the north by County Road C29 (200th St.).

Soils: Truman, Kingston, Clarion, Wadena, Clarion-Storden and Nicollet **Ave. CSR 80.7**

FSA Information

| | |
|---------------------------|-----------|
| Cropland acres | 106.3 |
| Corn Base acres | 67.0 |
| Corn Direct / CC Yield | 118 / 118 |
| Soybean Base acres | 23.3 |
| Soybean Direct / CC Yield | 38 / 38 |

RE Taxes: \$ 1826.00 / annually.
Taxes prorated to January 1, 2012

Possession: Possession is this fall after the 2011 crops are harvested, subject to the lease for the 2011 crop season.

Terms: 10 percent down on sale day. Balance is due at close on or before November 15, 2011.

Brokers Note: Jon Hjelm and The Acre Co. is pleased to be offering the Norland farm at public auction. Land buyers here is a great opportunity to purchase this attractive productive all tillable inside Humboldt county farm with a convenient location and top soils. This sale is subject only to the approval of the Sellers at the auction. See you sale day!

For more information contact: Jon Hjelm 712-240-3529



Kelly J. & Denise S. Norland, owners

Attorney: John Sandy, Sandy Law Firm, Spirit Lake, IA

Auctioneer: Jon Hjelm / **The ACRE Co.**, Spencer, IA

712-262-3529 theacresco.com

Chuck Sikora

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.