127 Acres Polk County
Sec. 27 - Elkhart Township

In and adjoining the city of Elkhart along NE 46th Street
Saturday, February 5, 2011 – 10:00am
Iowa Realty office – 1802 SE Delaware Ave., Ankeny, Iowa

Brokers Note: Land buyers, here is an opportunity to purchase a great 127 acre Polk County farm. Located on the north edge of Elkhart, just 2 miles east of I-35. Hard road location plus 102 acres of excellent cropland with a 89.9 CSR. The cropland surrounds 20 acres of woods offering an excellent farmland investment, large country acreages and residential development.

Beaver Junction Farm Corp. - owner

Land Auctioneer: Jon Hjelm / The Acre Co. – “Iowa’s Land Auctioneer”
The ACRE Co., Spencer, IA 712-262-3529
theacreco.com

Legal: N1/2 of SW1/4 (except a 1 acre tract) and (except a 5.36 acre tract, Lot A in SW1/4), and SE1/4 of NW1/4, and Lots 11 and 12 of the Official Plat of the NW1/4, all located in Section Twenty-seven (27), Township Eighty-one (81) North, Range Twenty-three (23) West of the 5th P.M., Polk County, Iowa. Complete legal to be taken from abstract. Tract contains 127 acres more or less.

Land Description: An unimproved nearly level to very gently rolling tract of mostly tillable highly productive Polk County farmland. The tillable cropland is in two fields and surrounds a narrow 20 acre stand of timber. The farm is bordered on the west by blacktop NE 46th Street and on the south by the city of Elkhart.

Soils: Majority of soils are Nicollet, Webster, Clarion, and Lester with minor areas of Storden-Hayden and Hayden CSR 89.9

Real Estate Taxes: $ 4264.00 annual
Terms: 10% down sale day
Possession: At close - farm available for 2011 crop season

FSA Information
Cropland acres 102.0
Corn Base Acres 59.8
Corn Direct / CC Yield 115 / 136
Soybean Base acres 36.8
Soybean Direct / CC Yield 33 / 39

Note: Every effort has been made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the real estate company, the auctioneer, the seller or their agents concerning condition of the property or other supplied information. All prospective purchasers are encouraged to inspect and verify all information provided herein. Iowa Realty and The ACRE Co. and their agents represent the seller for these transactions. Any announcements made the day of the auction will supersede this advertisement.