

**IOWA**Realty®

**Iowa's Largest**

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# Land Auction

## 127 Acres Polk County Sec. 27 - Elkhart Township



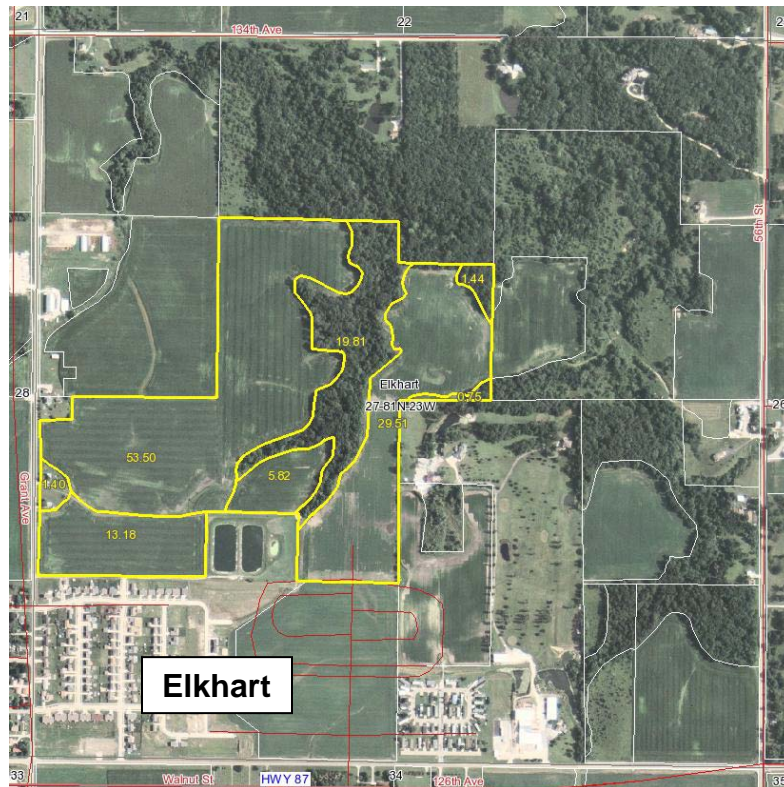
In and adjoining the city of Elkhart along NE 46<sup>th</sup> Street

**Saturday, February 5, 2011 – 10:00am**  
Iowa Realty office – 1802 SE Delaware Ave., Ankeny, Iowa

**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 5<sup>th</sup> 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 46<sup>th</sup> 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

Balance at close on or before February 24, 2011.

**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

**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**

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.