

# Land Auction

## 144 Acres - Wright Co Section 7 - Troy Township



**Tuesday, September 6, 2011 10:00 am**  
**Eagle Grove Memorial Hall, Eagle Grove, Iowa**

**Location:** 2 miles south of Eagle Grove on Hwy 17 then 2-1/2 miles west on 290<sup>th</sup> St.

**Legal:** Northwest Quarter (NW1/4) of Section Seven (7), Township Ninety (90) North, Range Twenty-six (26) West of the 5<sup>th</sup> PM, Wright Co., IA minus an 8 acre improved building site.

**Description:** A level to very gently rolling rectangular tract of nearly all tillable farmland. The 142.6 FSA crop acres are in three fields, 91.7, 30.6 and 19.6 acres. A drainage ditch crosses the northwest part of the farm providing excellent access to outlet. Two CRP filter strips of 8.2 total acres border the drainage ditch. A railroad right of way crosses the southeast part of the crop acres. The farm is bordered on the north by 290<sup>th</sup> St. and on the east by Baxter Ave. The eight acre improved building site in the SE corner of the farm is not included in this land auction.

**Soils:** Canisteo, Nicollet, Webster, Okoboji and Wacousta **Ave. CSR 80.9**

FSA Information	
Cropland acres	142.6
Corn Base acres	78.9
Corn Direct / CC Yield	133 / 133
Soybean Base acres	55.5
Soybean Direct / CC Yield	33 / 33
CRP acres	8.2



**RE Taxes:** \$ 3860.00 / annually.

Taxes prorated to January 1, 2012

**Possession:** After harvest, subject to the remainder of the lease for the 2011 crop season.

**Terms:** 10 percent down sale day. Balance due at close on or before December 8, 2011

**Brokers Note:** The Acre Co. is pleased to be offering the Hodgson / Smith farm at public auction. Land buyers, here is an attractive outstanding tract of nearly all tillable Wright County farmland just southwest of Eagle Grove, Iowa. Reputation soils, located close to grain markets, plus excellent access to drainage outlet - all make this a great farmland investment opportunity. This sale is subject only to the approval of the Sellers at the auction. See you sale day! Jon Hjelm 712-240-3529

**Glen A. Hodgson & Denice M. Smith, owners**

**Attorney:** Adam Doll – Hopkins & Huebner, Adel, IA

**Auctioneer:** Jon Hjelm / **The ACRE Co.**, Spencer, IA 712-262-3529 [theacreco.com](http://theacreco.com)

Chuck Sikora - Jeff Schmitz