

Iowa Land Auction

160 Acres Clay Co. - two tracts Section 34 – Gillett Grove Township



Thursday – April 22, 2010 - 10:00 am

Moose Lodge #496, 317 11th St. SE, Spencer, IA

Location: 1 mile south and 2-1/2 miles east of Greenville, IA

Legal: Two tracts in the North Half (N1/2) of the South Half (S1/2) of Section Thirty-four (34), Township Ninety-five (95) North, Range Thirty-six (36) West of the 5th PM, Clay County, Iowa

Tract One: 52 acres more or less - An unimproved mostly tillable tract that varies from nearly level to gently rolling. The tillable acres are in one field 49.6 acres (estimated). Tract one is bordered by a gravel road (250th Ave.) on the west.

Tract Two: 108 acres more or less – An unimproved timber and pasture tract. This tract is a blend of wooded area (including hardwood trees), open grass pasture areas and streams. Excellent habitat for deer and turkey and access to the Little Sioux River. Additional access for tract two will be provided by easement across tract one. Tract two is bordered by a gravel road (260th Ave.) on the east.

Soils Tract 1: McCreath, Sac and Gillett Grove. **CSR 77.7**

FSA Information:

Cropland acres	53.3
Corn Base acres	27.4
Corn Direct / CC Yield	115 / 134
Soybean Base acres	25.8
Soybean Direct / CC Yield	38 / 46



RE Taxes: Tract One - \$ 995 (est.) Tract Two - \$ 850 (est.)

Terms: 10 percent down sale day allows for immediate possession. Balance due at close on or before May 12, 2010

Brokers Note: Land Buyers here is your opportunity to buy the Cub Adams farm at auction with an open lease. The farm will be surveyed by sale day.

Tract One - an attractive mostly all tillable farm with great soils yielding an average CSR of 77.7.

Tract Two - a sportsman's paradise featuring hardwood trees on wooded bluffs, streams, deer, turkey and wildlife habitat along with access to the Little Sioux River. This sale is subject only to the Sellers approval the day of the auction. See you sale day!



For information contact: Ben Hollesen 712-253-5779

Dixon Adams, Nyra Brown & Merle Adams, owners

Attorney: Chris Bjornstad – Cornwall, Avery, Bjornstad & Scott, Spencer, Iowa

Broker / Auctioneer: Jon Hjelm / The ACRE Co., Spencer, Iowa 712-262-3529

Agents: Chuck Sikora - Ben Hollesen

The Acre Co., Spencer, IA

712-262-3529

theacresco.com

Realtors Land Institute Member

This sale is subject only to the approval of the Seller the day of the auction. The Owner reserves the right to reject any and all bids. Jon Hjelm/The ACRE Co. represents the Sellers at this 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.