

# Land Auction

## 160 Acres – Clay Co. Section 14 – Waterford Township



**Wednesday – August 3, 2011 – 10:00 am**  
**Hap Ketelsen Community Building, Everly, IA**

**Location:** From the corner of Hwy 18 and blacktop M27 (Barb's corner, Everly) go 4 miles north on M27; then 1 mile east on B14 (Fostoria blacktop); then 1 mile south on 140<sup>th</sup> Ave.

**Legal:** Northwest Quarter (NW1/4), Section Fourteen (14), Township Ninety-seven (97) North, Range Thirty-eight (38) West of the 5th PM in Clay Co., Iowa.

**Land Description:** An unimproved rectangular tract of level to gently rolling productive farmland. The cropland is in several fields divided by a drainage waterway that provides outlet. CRP filter strips are located on both sides of the waterway plus a field of CRP is in the center area along the south part of the farm. The bottom land is extensively tilled. Tile maps are available. The Winterboer farm is bordered on the north by gravel road 290<sup>th</sup> St and on the west by gravel road 140<sup>th</sup> Ave.

#### FSA Information:

Cropland acres	154.10
Corn Base acres	51.1
Corn Direct / CC Yield	116 / 151
Soybean Base acres	50.1
Soybean Direct / CC Yield	30 / 36
CRP acres (3 contracts)	45.3

**Soils:** Majority are Coland, Wilmonton, Everly, Wadena, smaller areas of Biscay, Moneta, Letri, Estherville-Hawick, Afton, Everly-Moneta Roine.  
**Ave CSR 65.2**

**CRP Payment:** \$6647.00 in three contracts

**RE Taxes:** \$ 2676.00 annually. Taxes prorated to July 1, 2011

**Possession:** at close. Buyers to receive 2<sup>nd</sup> half cash rent for 2011.

**Terms:** 10 percent down sale day. Balance due at close on or before September 7, 2011

**Brokers Note:** Land buyers take a look at this productive quarter section. A large percentage of tillable land plus lots of tile and improvements make this a great ag land investment or add-on to your farming operation. This sale is subject only to the approval of the Sellers the day of the auction. See you sale day!

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

**Evelyn Winterboer, owner**

**Attorney:** Mike Bovee - Montgomery, Barry & Bovee, Spencer, IA

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

**712-262-3529**      **theacreco.com**

☐ ☐ Chuck Sikora

