Land Auction

160 Acres - Clay Co. Section 34 - Sioux Township



Wednesday - June 22, 2011 - 10:00 am Legions Event Center, 422 1st Ave. East, Spencer, IA

Location: from Spencer go 3 miles south on M50 then 1 mile east on 380th Street.

Legal: Northwest Quarter (NW1/4) of Section Thirty-four (34), Township Ninety-six (96), Range Thirty-six (36) West of the 5th PM Clay Co., IA

Land Description: An attractive quarter section of level to very gently rolling mostly tillable farmland with excellent productive reputation soils. The 150.3 FSA crop acres are divided into two large fields by a waterway crossing the farm. The McGue farm is bordered on the west by gravel road 250th Ave. and on the north by gravel road 380th St.

FSA Information:

Cropland acres 150.3
Corn Base acres 67.4
Corn Direct / CC Yield 110 / 135
Soybean Base acres 67.4
Soybean Direct / CC Yield 36 / 43

RE Taxes: \$ 3,380.00 annually.

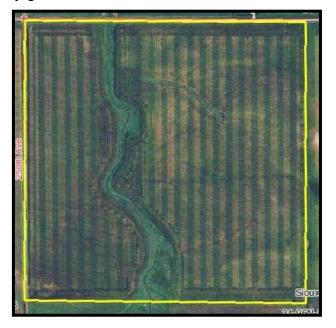
RE taxes prorated to July 1, 2011.

Soils: Everly, Wilmonton, Letri, Colo with minor areas of Roine, Afton and Sparta

Ave. CSR 69.4

Possession: Subject to a lease for 2011. Buyer will receive 2nd half of cash rent.

Terms: 10 percent down sale day. Balance due at close on or before July 28, 2011



Brokers Note: The Acre Co. is pleased to be offering the McGue farm at public auction. Land buyers, check out this good looking nearly all tillable Clay County quarter section located just southeast of Spencer. 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

McGue Farms, LLC, owner

Attorney: Broker / Auctioneer: Jon Hjelm / The ACRE Co., Spencer, Iowa 712-262-3529 Chuck Sikora 712-260-2788

The ACRE Co., Spencer, IA 712-262-3529 theacreco.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. 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.