

# Land Auction

**304.4 Acres - Dickinson & Clay Co**  
**160 Ac - 2 tracts - Sec. 32 Milford Township**  
**144.4 Ac - 2 tracts - Sec. 5 Meadow Township**



**Wednesday - July 27, 2011 - 10:00 am**  
**Milford Community Center, Milford, Iowa**

**Location:** 1 mile east of Fostoria on 280<sup>th</sup> St then 1 mile north on 230<sup>th</sup> Ave.

**Dickinson County:** Southwest Quarter (SW1/4), Section Thirty-two (32), Township Ninety-eight (98), Range Thirty-six (36) West of the 5<sup>th</sup> PM, Dickinson County, Iowa

**Tract 1: 80 acres** - North Half of the Southwest Quarter.

**Description:** Nearly level inside all tillable tract of farmland. Tract 1 has 78.5 acres of cropland all in one field. (est.) Tract 1 is bordered on the west by gravel road 230<sup>th</sup> Ave.

**Soils:** Wilmonton and Letri **Ave. CSR 72.8**

**RE Taxes:** \$ 1188.00 / annually. Taxes prorated to July 1, 2011

**Tract 2: 80 acres** - South Half of the Southwest Quarter.

**Description:** Nearly level inside all tillable tract of farmland. Tract 2 has 74.1 acres of cropland all in one field. (est.) Tract 2 has a grove, 15,000 bu grain bin, round brick corn crib & old machine shed. Tract 2 is bordered on the west by gravel road 230<sup>th</sup> Ave.

**Soils:** Wilmonton, Letri and Everly **Ave. CSR 72.9**

**RE Taxes:** \$ 1184.00 / annually. Taxes prorated to July 1, 2011

**Clay County:** Northwest Quarter (NW1/4), Section Five (5), Township Ninety-seven (97), Range Thirty-six (36) West of the 5<sup>th</sup> PM, Clay County, Iowa

**Tract 3: 64.4 acres** - in the North Half of the Northwest Quarter.

**Description:** Nearly level inside all tillable tract of farmland. Tract 3 has 63.6 crop acres. (as per survey) Tract 3 is bordered on the west by gravel road 230<sup>th</sup> Ave.

**Soils:** Letri and Wilmonton **Ave. CSR 72.3**

**RE Taxes:** \$ 1176.00 / annually. Taxes prorated to July 1, 2011

**Tract 4: 80 acres** - South Half of the Northwest Quarter.

**Description:** Nearly level inside all tillable tract of farmland. Tract 4 has 79 acres of cropland. (as per survey ) Tract 4 is bordered on the west by gravel road 230<sup>th</sup> Ave.

**Soils:** Letri and Wilmonton **Ave. CSR 73**

**RE Taxes:** \$ 1472.00 / annually. Taxes prorated to July 1, 2011

**Possession:** Subject to the balance of a three year cash lease. Buyers to receive the 2<sup>nd</sup> half cash rent for 2011 crop season and the rents for 2012 and 2013 crop seasons.

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

**Brokers Note:** The Acre Co. is pleased to be offering the Gillette Family farm at auction. Four outstanding attractive contiguous inside tracts of Iowa farmland. Land Buyers - here is your chance to buy your choice of the four tracts or any number of these good looking all tillable tracts Clay and Dickinson Co. farmland. This sale is subject only to the approval of the Sellers at the auction. We look forward to seeing you sale day! Jon Hjelm



FSA Information	
Cropland acres combined	294.9
Dickinson Co. cropland acres	152.6
Clay Co. cropland acres	142.3
Corn Base acres	145.5
Corn Direct / CC Yield	120 / 147
Soybean Base acres	145.5
Soybean Direct / CC Yield	40 / 48



**Roy Gillette Family Farm, LLC, owner**

**Attorney:** Chris Bjornstad – Cornwall, Avery, Bjornstad and Scott, Spencer, Iowa

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

Chuck Sikora



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.