

Land Auction

324 Acres – Clay County Lone Tree Township



Friday – August 19, 2011 – 10:00 am
Hap Ketelsen Community Center, Everly, Iowa

Location: From the south edge of Everly: 1/2 mile west on 340th St.

Legal: Northeast Quarter (NE1/4) of Section Eight (8), the Northwest Quarter (NW1/4) of Section Nine (9), and all that part of Section Five (5) South of the former right of way of the Chicago, Milwaukee and St. Paul Railway, all in Township Ninety-six (96) North, Range Thirty-eight (38), West of the 5th PM, Clay County, Iowa containing 324 acres more or less.

Property Description: An inside rectangular unimproved tract of nearly level productive farmland. The cropland is in three fields: 147 acres, 90 acres and 20 acres. The Ocheyedan River crosses the farm diagonally. The balance of the land bordering the river is a 67 acre tract of recreational bottom river land offering outstanding hunting. The farm is bordered by a gravel road (340th St.) on the north.

FSA Information:

Cropland acres	257.2
Corn Base acres	208.7
Corn Direct / CC Yield	123 / 123
Soybean Base acres	29.9
Soybean Direct / CC Yield	35 / 35



Soils: Coland, Cylinder and Spillville-
Coland. **Cropland CSR 70**

Possession: Possession after the 2011 crops are harvested.

RE Taxes: \$ 5430.00 annually. Real Estate taxes will be prorated to January 1, 2012.

Terms: 10 percent down day of sale. Balance due at close on or before October 24, 2011.

Brokers Note: The Acre Company is pleased to be selling the Kiburz 324 acre Clay County farm at public auction. Kent Kiburz has purchased another farm and is offering this good looking large farm in the Everly-Hartley area. This appealing large river bottom farm offers a blend of attractive productive cropland and outstanding recreational land with great hunting. A unique addition to any farming operation or a top land investment. This sale is subject only to the approval of the Sellers at the auction. See you sale day!

Kent Kiburz, Owner

Broker / Auctioneer: Jon Hjelm / The **ACRE Co.** Spencer, Iowa
712-262-3529 theacresco.com
Chuck Sikora