

# Land Auction

## 39 Acres - Palo Alto Co Section 9 - Highland Township



**Wednesday - October 12, 2011 - 10:00 am**  
**American Legion, 1602 Main St., Ruthven, Iowa**

**Location:** 1-1/2 miles north of Ruthven on 350<sup>th</sup> Ave then 1-1/2 miles east on B25

**Legal:** Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), Section Nine (9), Township Ninety-six (96) North, Range Thirty-four (34) West of the 5<sup>th</sup> PM, Palo Alto Co., IA.

**Description:** We will be offering this nearly all tillable tract of gently rolling farmland. The farm contains 36.6 crop acres. (estimated) The tillable acres are all in one nearly square field. An older grove and building site is located along the blacktop. The farm is bordered on the north by county highway B25. A 40 foot wide strip of land inside the west fence will be retained by the Sellers to allow access to the inside back 40 acres being offered for sale.

**Soils:** Clarion, Nicollet, Okoboji, Webster, Canisteo and Spillville **Ave. CSR 72.1**

#### FSA Information (combined)

Cropland acres	129.3
Corn Base acres	120.9
Corn Direct / CC Yield	104 / 104
CRP acres (expires 9-30-2011)	8.4



**RE Taxes:** \$ 940.00 / annually

Taxes prorated to January 1, 2012.

**Possession:** At close subject to the remainder of the lease for the 2011 crop season. Buyers to receive possession after the 2011 crops are harvested.

**Terms:** 10 percent down sale day. Balance due at close on or before November 15, 2011.

**Brokers Note:** The Acre Co. is pleased to be offering this great 39 acre farm at public auction. Land Buyers - here is your chance to buy this attractive affordable nearly all tillable Palo Alto County farm northeast of Ruthven with great soils on a hard road. This sale is subject only to the approval of the Sellers at the auction. See you sale day! Chuck Sikora 712-260-2788

**Lena Rosewall Estate, owner**

**Attorney:** John D. Brown, Berkland and Brown, Emmetsburg, Iowa

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

The Owner reserves the right to reject any and all bids.

Jon Hjelm/The ACRE Co. represents the Sellers at this auction. This sale is subject only to the approval of the Seller the day of the 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.