

Land Auction

40 Acres - Palo Alto Co Section 27 - Walnut Township



Thursday - August 25, 2011 - 2:00 pm
Five Island Golf Course, 14 No. Lawler, Emmetsburg, Iowa

Location: 3 miles south of Graettinger on Hwy 4 then 1-1/2 miles east on 320th St.

Legal: Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Twenty-seven (27), Township Ninety-seven (97) North, Range Thirty-three (33) West of the 5th PM, Palo Alto Co., IA. Tract has been surveyed and contains 40.685 acres.

Description: Nearly level to very gently rolling tract of all tillable farmland. The farm contains an estimated 38.5 crop acres. The tillable acres are all in one square field currently part of a larger tract of land owned by the Sellers. The farm is bordered on the south by gravel road 320th St. and on the west side by a gravel road, River Road.

Soils: Clarion, Nicollet and Webster **Ave. CSR 78.1**

FSA Information (combined in a larger parcel)

Cropland acres	60.0
Corn Base acres	31.2
Corn Direct / CC Yield	131 / 154
Soybean Base acres	28.8
Soybean Direct / CC Yield	31 / 37

RE Taxes: \$ 1254.00 / annually (estimated).
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 1, 2011.



Brokers Note: The Acre Co. is pleased to be offering this great 40 acre farm at public auction. Land Buyers - here is your chance to buy an attractive all tillable outstanding Palo Alto County 40 acre farm. This field of beans is one of the best I have seen all summer. Conveniently located just one and one-quarter mile east of Highway 4 between Emmetsburg and Graettinger, on 320th Street - 1 mile SW of Osgood. This sale is subject only to the approval of the Sellers at the auction. See you sale day! Jon Hjelm 712-240-3529

Iowa Lakes Regional Water, owner

Attorney: Don Hemphill, Hemphill Law Office, Spencer, IA

Auctioneer: Jon Hjelm / **The ACRE Co.**, Spencer, IA 712-262-3529 theacrecos.com
Chuck Sikora - Ben Hollesen - Jeff Schmitz

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.