

Land Auction

41 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 350th Ave then 1-1/2 miles east on B25

Legal: Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), Section Nine (9), Township Ninety-six (96) North, Range Thirty-four (34) West of the 5th PM, Palo Alto Co., IA.

Description: Inside gently rolling tract of tillable farmland and a wetland marsh area. The farm contains an estimated 21.9 acres crop acres. The tillable acres are all in one field divided by a narrow 6/10 acre strip of CRP. The non-tillable consists of grass and marsh with open water in several areas plus a few scattered trees. A deeded 40 foot access will be provided from county highway B25 to the northeast corner of this tract. The access will be along the west fence of the adjoining 39 acres on B25 owned by the Sellers

Soils: Clarion, Nicollet, Spillville and Canisteo
Ave. cropland CSR 70.4

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: \$ 612.00 / 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: Hunters, farmers and sportsmen – Outstanding recreational farm for hunting with several areas of open water and marshes plus a small field of excellent cropland. Extremely rare opportunity to purchase this secluded small open water marsh area hidden in the middle of the section of land. This tract will be sold separately with a 40 foot access to the highway. 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, IA

Auctioneer: Jon Hjelm / **The ACRE Co.**, Spencer, IA

712-262-3529 theacreco.com

Chuck Sikora

