

Land Auction

68.6 Acres - Clay County Section 10 - Sioux Township



Wednesday - August 31, 2011 - 10:00 am
Clay Regional Events Center, Spencer, Iowa

Location: From Spencer, 2-1/2 miles east on County road B24 then 1 mile north on 260th Ave.

Legal: Part of the Northeast Quarter (NE1/4) Section Ten (10), Township Ninety-six (96) North, Range Thirty-six (36) West of the 5th PM, Clay County, Iowa, containing 68.568 surveyed acres.

Description: A rectangular unimproved tract of nearly level productive farmland. The cropland is in two fields of 33.3 acres and 31.4 acres divided by a waterway. A 2.3 acre grass area is in the northwest corner of the farm. A thirty foot wide easement around the acreage provides access to the south tract of cropland. 3200 feet of tile was installed in 1984 and 7200 feet was installed in 2009. The farm is bordered on the north by a gravel road, 340th St. and on the east by a gravel road, 260th Ave.

FSA Information:

Cropland acres	67.7
Corn Base acres	33.5
Corn Direct / CC Yield	110 / 139
Soybean Base acres	33.5
Soybean Direct / CC Yield	36 / 43



Soils: Belmann, Fostoria, Ocheyedan, Everly, Wadena, Spillville-Coland and Biscay Cropland CSR 63.9

RE Taxes: \$1298.00 annually. Real Estate taxes will be prorated to January 1, 2012.

Possession: After the 2011 crops are harvested, subject to the lease for 2011 crop season.

Terms: 10 percent down on the day of the sale. An additional 20% down payment due December 20, 2011 with the balance due on or before January 10, 2012.

Brokers Note: Cotton-Grave Farm Management and The Acre Co. are pleased to be offering the Ivan Eninger farm at public auction. Land Buyers – here is your chance to buy an attractive nearly all tillable tract of productive Clay County land just east of Spencer. This sale is subject to the approval of the District Court. We look forward to seeing you sale day! Jon Hjelm

Ivan Eninger Conservatorship, owner
Mr. Brad Wallace - Conservator

Attorney: Dick Montgomery - Montgomery, Barry & Bovee, Spencer, IA

Broker: John Cotton - Cotton-Grave Farm Management, Spencer, IA 712-262-6425

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

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 John Cotton / Cotton-Grave Farm Mgmt. or Jon Hjelm/The Acre Co.