

Land Auction

80 Acres - Clay Co. Section 3 - Lincoln Township



Tuesday - March 29, 2011 - 10:00 am
Hap Ketelsen Community Center, Everly, Iowa

Location: 4-1/2 miles north of Rossie on 200th Ave.

Legal: South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Three (3), Township Ninety-five (95), Range Thirty-seven (37) West of the 5th PM Clay Co., Iowa

Land Description: A rectangular tract of nearly level all tillable farmland with excellent productive reputation soils. The 80.3 crop acres are all in one field. The Ketelsen farm is bordered on the east by gravel road 200th Avenue.

FSA Information:

Cropland acres	80.3
Corn Base acres	39.6
Corn Direct / CC Yield	109 / 127
Soybean Base acres	39.5
Soybean Direct / CC Yield	35 / 42

RE Taxes: \$ 1716.00 annually

Soils: Ransom, Rushmore and Gillett
Grove Ave. **CSR 78.5**

Possession: Subject to lease for 2011
with all rents for 2011 going to the buyer.

Terms: 10 percent down sale day. Balance due at close on or before May 4, 2011

Brokers Note: The Acre Co. is pleased to be offering the Ketelsen farm at auction. Land buyers here is one of those hard-to-find inside all tillable top CSR, 80 acre farms located in the Spencer - Royal - Everly - Rossie area. This sale is subject only to the approval of the Sellers at the auction. We look forward to seeing you sale day!

**Lisa VerMeer, Lori VerMeer, Kim Zenor, Anthony Ketelsen
and Coltan Ketelsen, owners**

Broker / Auctioneer: Jon Hjelm / The ACRE Co., Spencer, Iowa 712-262-3529
Chuck Sikora 712-260-2788

The ACRE Co., Spencer, IA 712-262-3529 theacresco.com

**** Realtors Land Institute member ****

