

Land Auction

80 Acres - Clay Co. Section 33 - Riverton Township



Wednesday - September 29, 2010 - 10:00 am
Legends Event Center, 422 1st Ave. E, Spencer, Iowa

Location: 1-1/2 miles south of Spencer on Hwy 71 then 3 miles west on gravel 390th St.

Legal West Half (W1/2) of the Southeast Quarter (SE1/4) of Section Thirty-three (33), Township Ninety-six (96), Range Thirty-seven (37) West of the 5th PM Clay Co., Iowa

Land Description: An unimproved inside rectangular tract of nearly level farmland. The farm has excellent productive reputation soils. The farm is all tillable except for a grass waterway crossing the northerly part of the tillable providing access to drainage. The Mugge farm is bordered by a gravel road on the south, 390th Street

FSA Information:

Cropland acres	76.9
Corn Base acres	38.2
Corn Direct / CC Yield	117 / 175
Soybean Base acres	38.5
Soybean Direct / CC Yield	44 / 52

RE Taxes: \$ 1896.00 annually

Soils: Ransom, Everly, Gillett Grove, Afton and
McCreath Ave CSR 76.8

Possession: March 1, 2011

Terms: 10 percent down sale day. Balance due at
close on or before December 1, 2010

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



Keith Mugge Heirs, owner

Attorney: Dick Montgomery, Montgomery, Barry & Bovee, Spencer, Iowa

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

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