

# Land Auction

## 80 Acres - Clay Co. Section 2 - Freeman Township



**Wednesday - December 1, 2010 - 10:00 am**  
**Legion Hall, 1602 Main St., Ruthven, Iowa**

**Location:** from the Lost Island Store NW of Ruthven, 1-1/2 miles west and 1 mile south on 325th Avenue.

**Legal:** East Half (E1/2) of the Southwest Quarter (SW1/4) of Section Two (2), Township Ninety-six (96), Range Thirty-five (35) West of the 5th PM Clay Co., Iowa

**Land Description:** A rectangular tract of nearly level to gently rolling all tillable farmland with excellent productive reputation soils. Several terraces are located in the northern part of the farm for conservation practices. The farm is located west of Lost Island Lake and Barringer Slough near public hunting areas with open water. An old wooden corn crib is located on the south end of the farm. The Pickrell farm is bordered on the south by a gravel road 340th Street and on the east by gravel road 325<sup>th</sup> Avenue.

#### FSA Information:

Cropland acres	75.7
Corn Base acres	37.9
Corn Direct / CC Yield	111 / 111
Soybean Base acres	37.8
Soybean Direct / CC Yield	34 / 34

**RE Taxes:** \$ 1836.00 annually

**Soils:** Clarion, Webster, Nicollet, Biscay, Terril and Wadena. **Ave. CSR 74.9**

**Possession:** Subject to lease for 2011

**Terms:** 10 percent down sale day. Balance due at close on or before December 20, 2010

**Brokers Note:** Land buyers here is one of Iowa's best investments – an all tillable 80 acre farm located in the Iowa Great Lakes area just west of Lost Island Lake.

The Acre Co. is pleased to be offering the Pickrell farm at auction. This sale is subject to the approval of the Sellers at the auction. We look forward to seeing you sale day!



**Kent Pickrell and Greg Pickrell, owners**

**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

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

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

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 Jon Hjelm/The Acre Co.