

Land Auction

98 Acres - Story Co Section 31 - Grant Township



Thursday – December 1, 2011 - 10:00 am
Hilton Garden Inn, 1325 Dickinson Ave., Ames, Iowa

Location: 4 miles south of Ames, straight east of Kelley. From Hwy 69 go 1.5 mi east on 282nd Street. The farm just north on 560th Avenue and 280th Street.

Legal: Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) except highway ROW and the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) and the South 13 acres of the Northeast Quarter (NE14) of the Southwest Quarter (SW1/4) except highway ROW, all in Section Thirty-one (31), Township Eighty-three (83) North, Range Twenty-three (23) West of the 5th PM, Story Co., Iowa. Contains 98 acres more or less.

Description: We will be offering this mostly all tillable gently rolling tract of productive farmland. The farm contains 90.2 crop acres. The tillable crop acres are all in one large field. A 5 acre grove of trees is in the northeast corner of the farm. The farm has reputation soils with an 84 CSR. The farm is bordered on west by gravel road 560th Avenue and on the south by gravel road 280th Street.

Soils: Clarion, Webster, Nicollet, Canisteo, Clarion-Storden, Coland-Terril **Ave CSR 84**

FSA Information

Cropland acres	90.2
Corn Base acres	56.1
Corn Direct / CC Yield	128 / 150
Soybean Base acres	33.7
Soybean Direct / CC Yield	36 / 43



RE Taxes: \$ 3028.00 - prorated to January 1, 2012

Possession: At close on December 22, 2011.

Terms: 10 percent down sale day. Balance due at close on or before December 22, 2011.

Brokers Note: The Acre Co. is pleased to be offering this desirable 98 acre farm at public auction. Land Buyers - this attractive gently rolling mostly tillable Story County farm is located south of Ames and just east of Kelley with great soils and a CSR of 84 plus 5 acres of wooded recreational land. This sale is subject only to the approval of the Sellers at the auction.

See you sale day!



D.R.A. Properties, L.C., owner

Broker / Auctioneer: Jon Hjelm / **The ACRE Co**
Chuck Sikora

Spencer, Iowa **712-262-3529**

theacreco.com