

Real Estate Auction

14.1 acre Wooded Acreage
81.6 acres Timber, Meadow, River
21.4 acres Farmland



4210 270th Ave., Greenville, IA - 8 miles SE of Spencer, Iowa

Wednesday, July 14, 2010 10:00am - On Site

14.1 Acre Wooded Acreage

Country living at its best - a spacious secluded wooded estate

Attractive ranch style home, 3 bedroom, 1950 sq. ft. with attached garage, plus a detached garage, Morton building (54' x 90'), barn, utility building and grain bin. Located on a big wooded tract of land on a neat winding country road. This acreage has a outstanding home, additional garage, big barn for the critters, and a large shed for the toys. Call us to view the King acreage.



OPEN HOUSE - June 19, 20 and 26 1:00pm - 3:00pm

81.6 Acres Timber, Meadow, River

Nestled between the Little Sioux River Wildlife Management Area and Dead Horse Canyon, the King farm offers a great blend of thin and heavy wooded hillsides, dense forested bottom ground plus large open grassy meadows with Oxbow wet lands. The Little Sioux River flows through the east part of this tract. The farm has some great views from grassy hill top knobs. A 60' wide lane across the cropland just south of the acreage will provide deeded access. Up to 24 acres may qualify for the county assessors Forest Reservation program.



21.4 Acres Farmland

21.4 acres of nearly level all tillable farmland. The crop acres are located all in one field. The farm is bordered on the east by the 81.6 acres of timber and meadow; on the west by a gravel road, 270th Ave. Majority of soils are Sac and Ransom. **72.8 CSR** This tract would make an excellent small farm investment or great add-on to both the other tracts.

FSA Info:	Crop acres	20.5 (est)
	Corn Base acres	10.8
	Corn Yield - Direct / CC	131
	Soybean Base acres	10.2
	Soybean Yield - Direct / CC	40



Legal: Tracts are located in Section Twenty-three (23) and Section Twenty-four (24), Township Ninety-five (95) North, Range Thirty-six (36) West of the 5th P.M., Gillett Grove Township, Clay County, Iowa. Tracts have been surveyed. Complete legals to be taken from the survey.

Terms: 10% down sale day, the balance due at close on or before September 8, 2010.

Real Estate Taxes: Real Estate taxes on the acreage and the wooded land will be prorated to date of possession. Real Estate taxes on the 21.4 acres farmland will be prorated to July 1, 2010.

Possession: Possession on the acreage and the wooded land will be at close on or before September 8, 2010. Possession on the 21.4 acres farmland is subject to lease for 2010 crop year. Buyer on the 21.4 acres farm ground will receive \$100 per crop acre for second half cash rent.

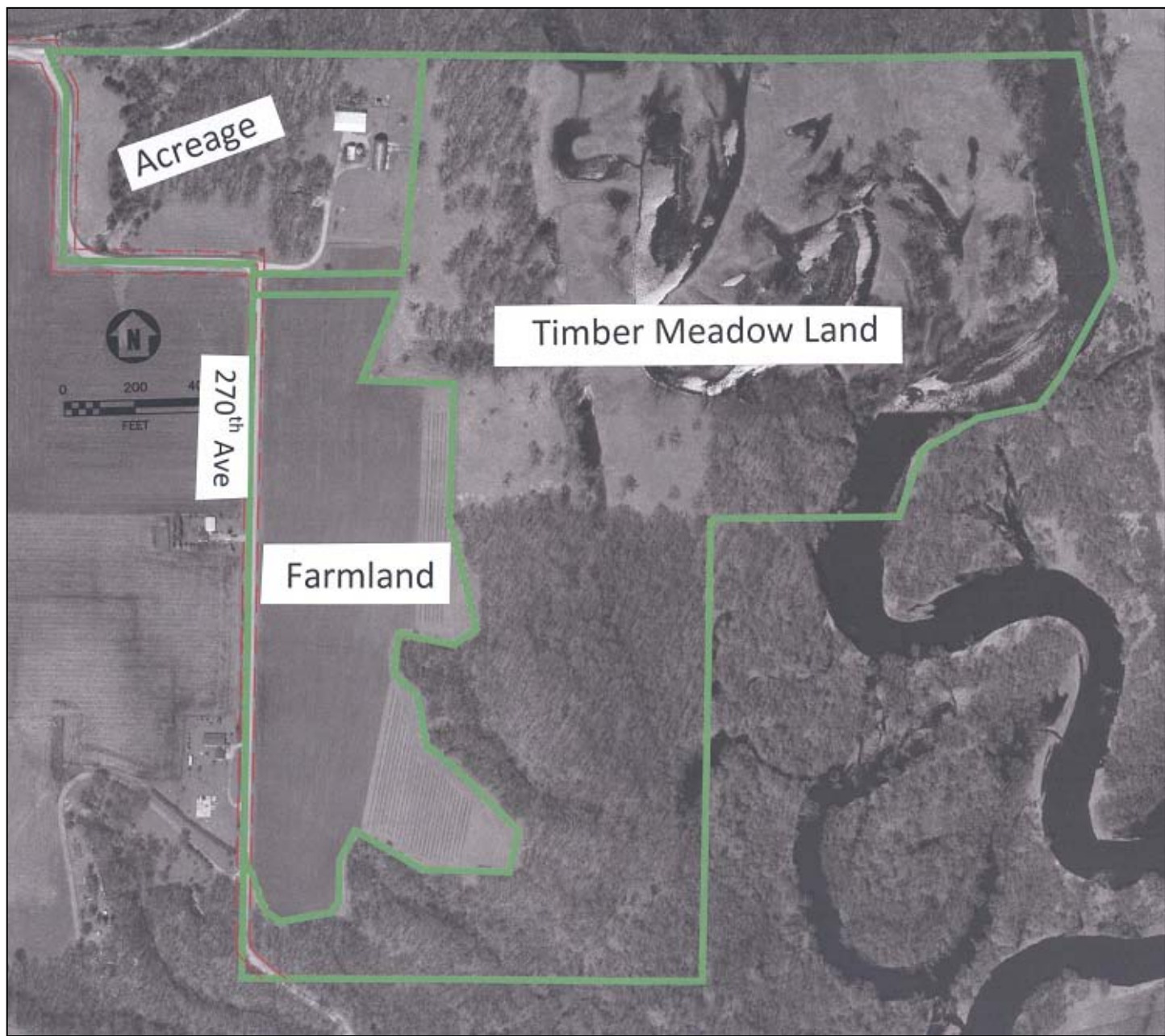
Method of Sale: The three parcels will be offered for sale individually. The parcels will not be combined.

Larry King, Inc., owner

Attorney: Mike Bovee
Montgomery, Barry and Bovee, Spencer IA

Broker/Auctioneer: Jon Hjelm
The ACRE Co., Spencer, IA
712-262-3529 theacreco.com

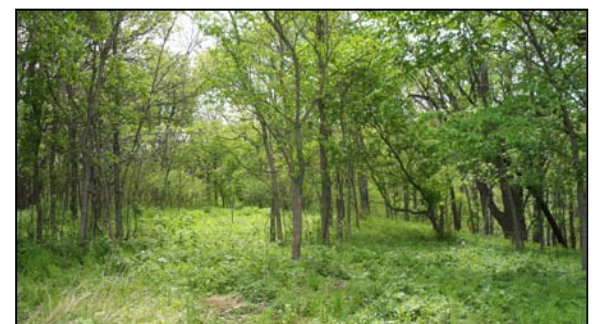
Agents: Chuck Sikora and Ben Hollesen



14.1 Acres Wooded Acreage



81.6 Acres Timber, Meadow, River



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. Jon Hjelm / The ACRE Co. represents the Seller at this auction. 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.