

Iowa Land Auction

474.4 Acres Clay County 4 tracts Riverton Township 154.4ac Section 20 & 320ac Section 21

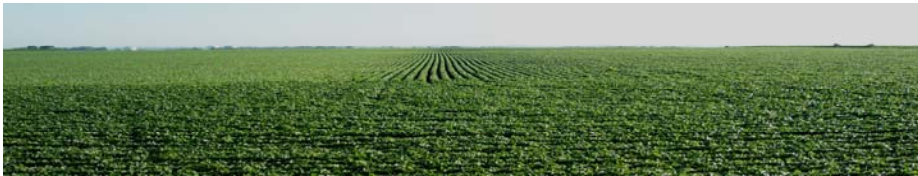


2-1/2 miles west of Menards on 365th St. then 1/4 mi north on M38 then 1/2 mi west on 360th St.

Wednesday, August 4, 2010 10:00 am
Clay Regional Events Center, Spencer, IA

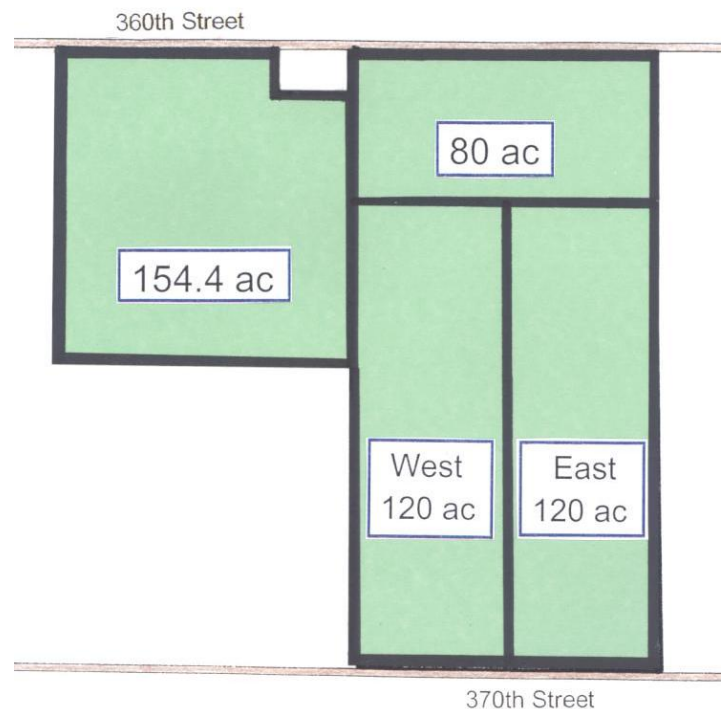
240 Acres (2) 120 acre tracts East 120 Acres

117.7 acres crop 76.8 CSR Real Estate Taxes: \$2660.00



West 120 Acres

116.3 acres crop 71.7 CSR Real Estate Taxes: \$2506.00



154.4 Acres

120 acres crop and 33 acres pasture 69.5 CSR
Real Estate Taxes: \$3092.00 does not include the acreage



80 Acres

60 acres crop (est.) 51 CSR
11,000 bu. grain bin
54' x 72' Morton building
Real Estate Taxes: \$1294.00



Terms: 10% down sale day, the balance at close on or before December 15, 2010. **Possession:** At close
Method of Sale: The 240 acres will be sold as (2) 120 acre tracts, buyer will have the option of taking either 120 acre tract or both tracts. The 154.4 acres will be sold next. The final tract to be sold will be the 80 acres.

FSA Information – combined

| | |
|---------------------------|-----------|
| Cropland acres | 405.0 |
| Corn Base Acres | 215.8 |
| Corn Direct / CC Yield | 123 / 123 |
| Soybean Base acres | 182.3 |
| Soybean Direct / CC Yield | 38 / 38 |

Brokers Note: Here is your opportunity to purchase Clay County farmland located in the Spencer, Royal, Everly area. Tracts vary in size and quality including all tillable nearly level tracts & gently rolling tracts with pasture area

Maxine and Winton Larson Heirs, owners

Attorney: Dick Montgomery - Montgomery, Barry and Bovee, Spencer IA
Broker: Gary Grave - Cotton-Grave Farm Management, Spencer, IA 712-262-6425
Auctioneer: Jon Hjelm / [The ACRE Co.](http://TheACRECo.com) 712-262-3529 theacrecoco.com
Agents: Chuck Sikora and Ben Hollesen

