

Another ACRE Co Land Auction

# LAND AUCTION

## 40 Acres Clay County Section 3 Garfield Township

Attractive all tillable farm

69.8 CSR

**Thursday - August 22, 2013 - 10:00 am**

**Webb Community Center, Webb, Iowa**

**Location:** From Webb – 2 miles east on B63, then 2 miles north on N14

From Gillett Grove – 3 miles east on B53, then 2 ¾ south on N14

**Legal:** Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Three (3), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5<sup>th</sup> PM, Clay County, Iowa.

**Description:** The Chaplin farm is a rectangular tract of all tillable, very gently rolling farmland. The farm contains an estimated 37.2 acres FSA cropland all in one field. Three county tile provide drainage access. The Chaplin farm is bordered on the west by county road N14 and on the south by 400<sup>th</sup> Street, a gravel road.

**Soils:** Clarion, Canisteo, Nicollet, Okoboji, Harps, Webster  
**Ave CSR 69.8**

### FSA Information (combined w/ W1/2 SW1/4)

Cropland acres	113.2
Corn Base acres	59
Corn Direct / CC Yield	123 / 154
Soybean Base acres	54.2
Soybean Direct / CC Yield	39 / 47

**RE Taxes:** \$852.00 annually. Taxes prorated to 1-1-2014

**Terms:** 10 percent down sale day. Balance due at close November 1, 2013. Seller to keep 2013 rents.

**Possession:** At close, subject to current lease.

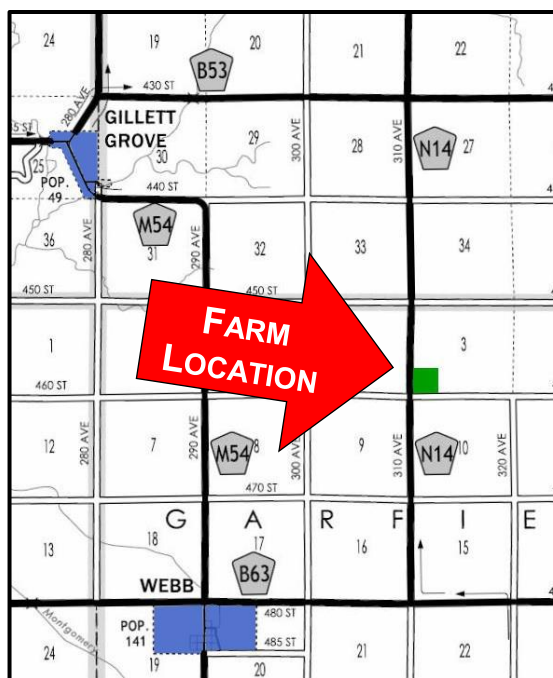
**Brokers Note:** The ACRE Co. is pleased to be selling the Chaplin 40 acre Clay County farm. This economically sized, all tillable Webb area farm will make a great affordable land investment or addition to your farming operation.

Contact Jon or Chuck for more information.

We look forward to seeing you sale day !

**Frederic Chaplin – owner**

**Attorney:** Barry Sackett, Sackett Law Office, Spencer, IA



Farm Real Estate

Spencer, IA 712-262-3529

[theacrecos.com](http://theacrecos.com)

**No. 1 ranked farmland website on Google**

**Auctioneers**

Jon Hjelm, ALC & Chuck Sikora

712-240-3529

712-260-2788

The Owner reserves the right to reject any and all bids. Jon Hjelm / The ACRE Co. represents the Sellers at this auction. This sale is subject only to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.