

# Land Auction

## 160 Acres - Clay Co. Section 34 - Sioux Township



**Wednesday - June 22, 2011 - 10:00 am**  
**Legions Event Center, 422 1<sup>st</sup> Ave. East, Spencer, IA**

**Location:** from Spencer go 3 miles south on M50 then 1 mile east on 380<sup>th</sup> Street.

**Legal:** Northwest Quarter (NW1/4) of Section Thirty-four (34), Township Ninety-six (96), Range Thirty-six (36) West of the 5th PM Clay Co., IA

**Land Description:** An attractive quarter section of level to very gently rolling mostly tillable farmland with excellent productive reputation soils. The 150.3 FSA crop acres are divided into two large fields by a waterway crossing the farm. The McGue farm is bordered on the west by gravel road 250<sup>th</sup> Ave. and on the north by gravel road 380<sup>th</sup> St.

#### FSA Information:

|                           |           |
|---------------------------|-----------|
| Cropland acres            | 150.3     |
| Corn Base acres           | 67.4      |
| Corn Direct / CC Yield    | 110 / 135 |
| Soybean Base acres        | 67.4      |
| Soybean Direct / CC Yield | 36 / 43   |

**RE Taxes:** \$ 3,380.00 annually.  
RE taxes prorated to July 1, 2011.

**Soils:** Everly, Wilmonton, Letri, Colo with minor areas of Roine, Afton and Sparta  
**Ave. CSR 69.4**

**Possession:** Subject to a lease for 2011.  
Buyer will receive 2<sup>nd</sup> half of cash rent.

**Terms:** 10 percent down sale day. Balance due at close on or before July 28, 2011



**Brokers Note:** The Acre Co. is pleased to be offering the McGue farm at public auction. Land buyers, check out this good looking nearly all tillable Clay County quarter section located just southeast of Spencer. This sale is subject only to the approval of the Sellers the day of the auction. See you sale day!

For more information contact: Jon Hjelm 712-240-3529

**McGue Farms, LLC, owner**

**Attorney: 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.