

# Land Auction

## 74 Acres - Clay Co. Section 2 - Sioux Township



**Wednesday - May 11, 2011 - 10:00 am**  
**Dickens Community Center, Dickens, Iowa**

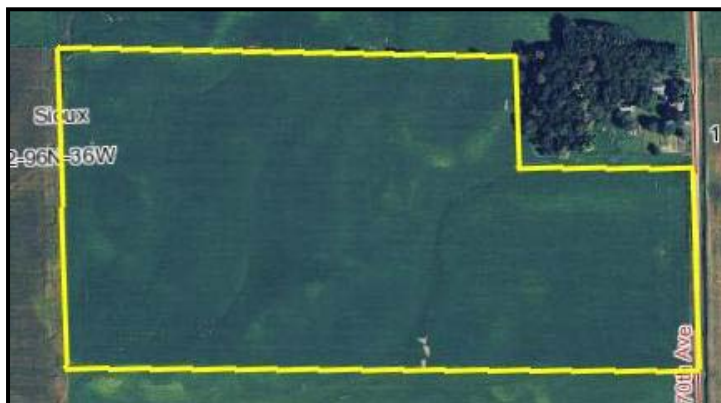
**Location:** 3-1/2 miles east of Spencer on blacktop B24 then 1-1/4 miles north on 270<sup>th</sup> Ave.

**Legal:** Part of the North Half (N1/2) of the Southeast Quarter (SE1/4) of Section Two (2), Township Ninety-six (96), Range Thirty-six (36) West of the 5th PM Clay Co., Iowa

**Land Description:** A tract of level to nearly level all tillable farmland with excellent productive reputation soils. The 72.8 FSA crop acres are all in one field. The Stukey farm is bordered on the east by gravel road 270<sup>th</sup> Avenue. The improved acreage is not included.

#### FSA Information:

Cropland acres	72.8
Corn Base acres	36.6
Corn Direct / CC Yield	111 / 111
Soybean Base acres	34.7
Soybean Direct / CC Yield	36 / 36



**RE Taxes:** \$ 1670.00 annually

**Soils:** Nicollet, Webster, Clarion, Ocheda, Waldorf and Okoboji  
**Ave. CSR 75.5**

**Possession:** Subject to a cash lease for 2011. All rent for the 2011 crop year goes to Buyer.

**Terms:** 10 percent down sale day. Balance due at close on or before June 15, 2011

**Brokers Note:** The Acre Co. is pleased to be offering the Stukey farm at auction. Land buyers, here is one of those hard to find inside all tillable top CSR farms located in the Spencer area that would make a great farmland investment. This sale is subject only to the approval of the Sellers at the auction. We look forward to seeing you sale day!

For more information call Chuck Sikora 712-260-2788.

**Shane and Brenda Stukey, owners**

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

**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 theacreco.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.