

# Land Auction

## 80 Acres – Buena Vista Co Section 24 - Fairfield Township



*Available for the  
2012 crop season !*

**Thursday - February 16, 2012 - 10:00 am**

**City Hall Meeting Room, 119 Main Street, Albert City, Iowa**

**Location:** From Albert City – 1/2 mile east on C29, then 1/2 mile south on 240<sup>th</sup> Ave.

**Legal:** North Half (N1/2) of the Southwest Quarter (SW1/4), Section Twenty-four (24), Township Ninety-two (92) North, Range Thirty-five (35) West of the 5<sup>th</sup> PM, Buena Vista County, Iowa.

**Description:** We will be offering this all tillable inside nearly level tract of productive farmland. The farm contains 79 crop acres (est.) in one rectangular field. The Nordine farm has reputation soils and a CSR of 77.2. A 14" county tile and a 12" county tile provide drainage outlet. The farm is located close to local grain markets in Albert City, Ag Partners and the Valero Ethanol Plant. The Nordine farm is bordered on the west by a gravel road, 240<sup>th</sup> Ave.

**Soils:** Canisteo, Webster, Nicollet, Clarion, and Okoboji  
**Ave. CSR 77.2**

#### FSA Information (combined)

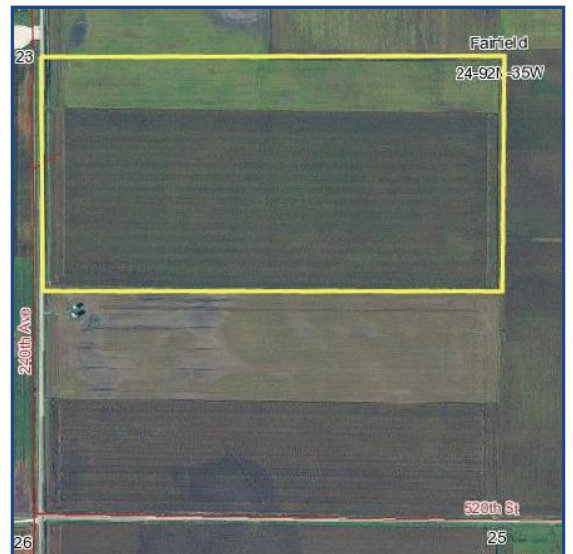
Cropland acres	120
Corn Base acres	64.1
Corn Direct / CC Yield	132 / 132
Soybean Base acres	53.8
Soybean Direct / CC Yield	37 / 37

**RE Taxes:** \$ 1,762.00 Prorated to January 1, 2012

**Possession:** At close – Open for the 2012 crop year

**Terms:** 10 percent down sale day. Balance due at close on or before March 28, 2012.

**Brokers Note:** The Acre Company is pleased to be offering this outstanding 80 acre farm at public auction. Land buyers, here is your chance to buy this hard to find inside attractive all tillable Buena Vista County farm with great soils and an average CSR of 77.2. The Nordine farm is available for the 2012 crop season. The auction will be at the City Hall in Albert City. See you sale day ! For more information contact Jon Hjelm 712-240-3529.



**Everett and Sandra Nordine, owners**

**Attorney:** Nola Jensen

Stern, Diehl, Cornish & Jensen, Albert City, Iowa

**Auctioneer:** Jon Hjelm

**The ACRE Co** Spencer, Iowa

Chuck Sikora

**712-262-3529**

**theacreco.com**

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 Seller the day of the 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.