

# 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 365<sup>th</sup> St. then 1/4 mi north on M38 then 1/2 mi west on 360<sup>th</sup> St.

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

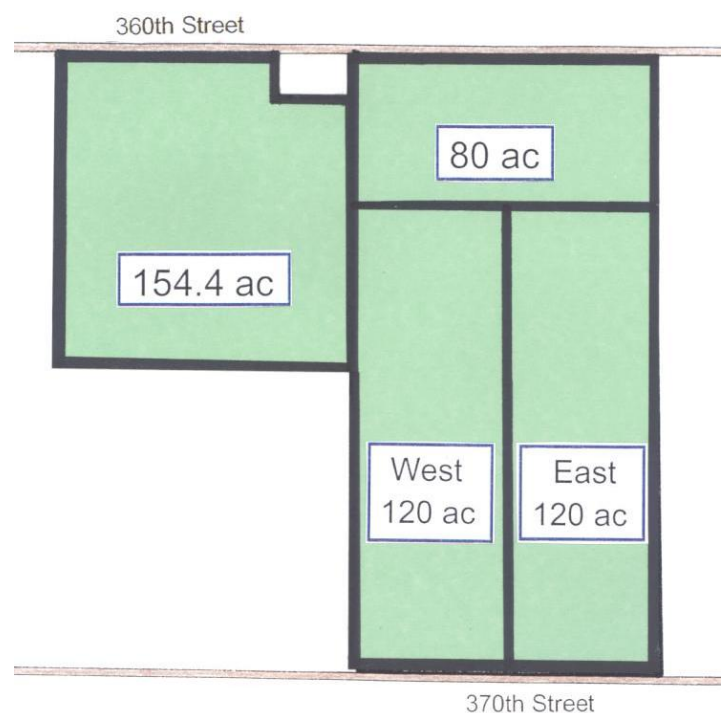
### 240 Acres (2) 120 acre tracts East 120 Acres

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. 712-262-3529 [theacreco.com](http://theacreco.com)  
Agent: Chuck Sikora

