236 Acres Clay County
Section 30 Waterford Township

Thursday - June 1, 2017 - 10:00 am
Hap Ketelsen Center, 203 Main Street, Everly, Iowa

Legal: A tract of land located in Section 30-97-38, Clay County, IA containing 236 acres m/l. A more complete legal to be taken from the abstract. The improved 5 acre acreage and the 20 acre pit area along 100th Ave. are not included.

Description: The Namtvedt farm is a nearly level all tillable farm. The farm contains 222 FSA crop acres in one large field. The farm has two CRP filter strips totaling 16 acres. The tract has two grain bins, 9000 bu and 3600 bu. The farm is bordered on the south by Hwy 18, on the west by 100th Ave, and on the east by the Ocheyedan River.

Soils: Coland, Cylinder, Biscay, Wadena

CSR 75.9  CSR2 72.3

Taxes: $4756 annually. Taxes prorated to July 1, 2017

Possession: At close June 28, 2017, subject to a cash lease for 2017. Buyer to receive one half of the cash rent.

FSA information
Cropland acres 222
Corn Base acres 118.2
Corn PLC Yield 155
Soybean Base acres 87.8
Soybean PLC Yield 39
CRP: 11.8 ac @ $314.40/ac, exp 2023
  4.2 ac @ $140.60/ac, exp 2021

Broker's Note: The ACRE Co. is pleased to be offering the Namtvedt farm. This high profile, all tillable farm will make a great farmland investment or addition to your family farming operation. Call us for more details about the farm and lease. We look forward to visiting with you.

Michael Namtvedt - owner

Auctioneers:
Jon Hjelm, ALC  712-240-3529
Chuck Sikora  712-260-2788
theacresco.com

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject 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 The ACRE Co.
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Call The ACRE Co. to sell your farm!