

# Land Auction

## 116 Acres - Humboldt Co Section 18 - Vernon Township



**Wed. - August 24, 2011 - 10:00 am**  
**Bode Community Center, Bode, Iowa**

**Location:** 1.5 miles south of Luverne, IA on blacktop P60 then 1 mile east on blacktop 120<sup>th</sup> St.

**Legal:** East Half (E1/2) of the Northeast Quarter (NE1/4) and part of the North Half (N1/2) of the Southeast Quarter (SE1/4) lying East of Drainage Ditch, all in Section Eighteen (18), Township Ninety-three (93) North, Range Twenty-seven (27) West of the 5<sup>th</sup> PM, Humboldt Co., IA

**Description:** A nearly level to very gently rolling tract of farmland. The Norland farm has 114 FSA crop acres in one large contiguous field. An open drainage ditch borders the tillable field along the southwest part of the farm providing access for drainage outlet. The farm is bordered on the north by county road 120<sup>th</sup> St. and on the east by gravel road (Texas Ave.).

**Soils:** Canisteo, Harps, Wacousta, Okoboji, Clarion-Storden, and Clarion **Ave. CSR 70.3**

FSA Information	
Cropland acres	114.0
Corn Base acres	103.6
Corn Direct / CC Yield	124 / 142
Soybean Base acres	9.7
Soybean Direct / CC Yield	27 / 32



**RE Taxes:** \$ 2012.00 / annually.

Taxes prorated to January 1, 2012

**Possession:** This fall after the 2011 crops are harvested, subject to the remainder of the lease for the 2011 crop season.

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

**Brokers Note:** The Acre Co. is pleased to be offering this good looking Humboldt County farm at public auction located just south of Luverne. The Norland farm is an all tillable productive farm on a hard road with a 70.3 CSR. This sale is subject only to the approval of the Sellers at the auction. See you sale day!

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

**Kelly J. and Denise S. Norland, owners**



**Attorney:** John Sandy, Sandy Law Firm,  
Spirit Lake, IA

**Auctioneer:** Jon Hjelm / **The ACRE Co.**,  
Spencer, IA 712-262-3529

**theacrec.com**

Chuck Sikora

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.