

# Land Auction

## 160 Acres - Buena Vista Co Section 35 - Providence Township



**Thursday - June 23, 2011 - 10:00 am**

**Auction to be held at Knights of Columbus Hall, Storm Lake, IA**

**Location:** From Newell, 4 mi west on Hwy 7 then 2 mi south on M50 then 2 mi east on 650<sup>th</sup> St. and 1/2 mi south on 180<sup>th</sup> Ave. From Storm Lake, 2 mi south on Hwy 71 then 3 mi east on Hwy 7 then 2 mi south on M50 then 2 mi east on 650<sup>th</sup> St. and 1/2 mi south on 180<sup>th</sup> Ave.

**Legal:** Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Ninety (90), Range Thirty-six (36) West of the 5th PM Buena Vista Co., Iowa

**Land Description:** A level to very gently rolling nearly all tillable quarter section tract of land. The 152.4 FSA crop acres are in one large contiguous field. An elevated lane and older acreage site would make a great potential location for a livestock facility. The Dirkx farm is bordered on the east by gravel road 180<sup>th</sup> Ave.

#### FSA Information:

Cropland acres	152.4
Corn Base acres	75.2
Corn Direct / CC Yield	122 / 122
Soybean Base acres	72.7
Soybean Direct / CC Yield	36 / 36

**RE Taxes:** \$ 2,896.00 annually. RE taxes prorated to July 1, 2011.

**Soils:** Canisteo, Estherville, Wadena, Webster, Clarion, Cylinder, Nicollet **Ave CSR 66.1**

**Possession:** Subject to a lease for 2011. Buyer to receive 2<sup>nd</sup> half cash rent at close.

**Terms:** 10 percent down sale day. Balance due at close on or before August 2, 2011



**Brokers Note:** The Acre Co. is pleased to be offering the Dirkx farm at public auction. Land buyers, this quarter section of land located in the Storm Lake, Newell, Nemaha area will make a great farmland investment. The Dirkx farm has an area of lighter soils north of the building site reducing the CSR – the majority of the farm is attractive productive desirable farmland. This sale is subject only to the approval of the Sellers the day of the auction.

See you sale day! For more information contact: Jon Hjelm 712-240-3529

**Richard L. and Rebecca Dirkx, owners**

**Attorney:** Dan Connell, Storm Lake, Iowa

**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 theacrecoco.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.