

Land Auction

160 Acres – Clay Co. Section 14 – Waterford Township



Wednesday – August 3, 2011 – 10:00 am
Hap Ketelsen Community Building, Everly, IA

Location: From the corner of Hwy 18 and blacktop M27 (Barb's corner, Everly) go 4 miles north on M27; then 1 mile east on B14 (Fostoria blacktop); then 1 mile south on 140th Ave.

Legal: Northwest Quarter (NW1/4), Section Fourteen (14), Township Ninety-seven (97) North, Range Thirty-eight (38) West of the 5th PM in Clay Co., Iowa.

Land Description: An unimproved rectangular tract of level to gently rolling productive farmland. The cropland is in several fields divided by a drainage waterway that provides outlet. CRP filter strips are located on both sides of the waterway plus a field of CRP is in the center area along the south part of the farm. The bottom land is extensively tiled. Tile maps are available. The Winterboer farm is bordered on the north by gravel road 290th St and on the west by gravel road 140th Ave.

FSA Information:

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|---------------------------|-----------|
| Cropland acres | 154.10 |
| Corn Base acres | 51.1 |
| Corn Direct / CC Yield | 116 / 151 |
| Soybean Base acres | 50.1 |
| Soybean Direct / CC Yield | 30 / 36 |
| CRP acres (3 contracts) | 45.3 |

Soils: Majority are Coland, Wilmonton, Everly, Wadena, smaller areas of Biscay, Moneta, Letri, Estherville-Hawick, Afton, Everly-Moneta Roine.
Ave CSR 65.2

CRP Payment: \$6647.00 in three contracts

RE Taxes: \$ 2676.00 annually. Taxes prorated to July 1, 2011

Possession: at close. Buyers to receive 2nd half cash rent for 2011.

Terms: 10 percent down sale day. Balance due at close on or before September 7, 2011

Brokers Note: Land buyers take a look at this productive quarter section. A large percentage of tillable land plus lots of tile and improvements make this a great ag land investment or add-on to your farming operation. 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

Evelyn Winterboer, owner

Attorney: Mike Bovee - Montgomery, Barry & Bovee, Spencer, IA

Auctioneer: Jon Hjelm / The ACRE Co. Spencer, IA

712-262-3529 **theacreco.com**

□ □ Chuck Sikora

