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Iowa's Largest

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Land Auction

234 Acres Hamilton Co Sec. 17 - Hamilton Township



South of Webster City – in the Stanhope / Jewell area

Tuesday, July 19, 2011 – 10:00am

Stanhope Community Building, Stanhope, Iowa

Tract 1: 77.6 acres more or less South Half (S1/2) of Northeast Quarter (NE1/4), Section Seventeen (17), Township Eighty-seven (87), Range Twenty-five (25) West of the 5th PM, Hamilton Co., IA minus a building site.

Description: An inside rectangular nearly level to very gently rolling all tillable tract of farmland. Tract 1 contains 75.9 acres of cropland all in one field. Tract 1 is bordered on the east by a gravel road, Kantor Avenue. The acreage in the SE corner is not included.

Soils: Brownnton, Ottosen, Harps, Bode and Okoboji, **Ave. CSR 73.9**

RE Taxes: \$ 1858.00 / annually. Taxes prorated to September 1, 2011

Tract 2: 77 acres more or less West Half (W1/2) of Southeast Quarter (SE1/4), Section Seventeen (17), Township Eighty-seven (87), Range Twenty-five (25) West of the 5th PM, Hamilton Co, IA minus a building site.

Description: Inside rectangular nearly level to very gently rolling all tillable tract of farmland. Tract 2 contains 75 crop acres all in one field. Tract 2 is bordered on the south by a gravel road, 310th Street. The acreage on the south road is not included in this sale.

Soils: Brownnton, Ottosen, Bode, Harps, Okoboji **Ave. CSR 76.5**

RE Taxes: \$ 1830.00 / annually. Taxes prorated to September 1, 2011

Tract 3: 80 acres more or less East Half (E1/2) of Southeast Quarter (SE1/4), Section Seventeen (17), Township Eighty-seven (87), Range Twenty-five (25) West of the 5th PM, Hamilton Co., IA

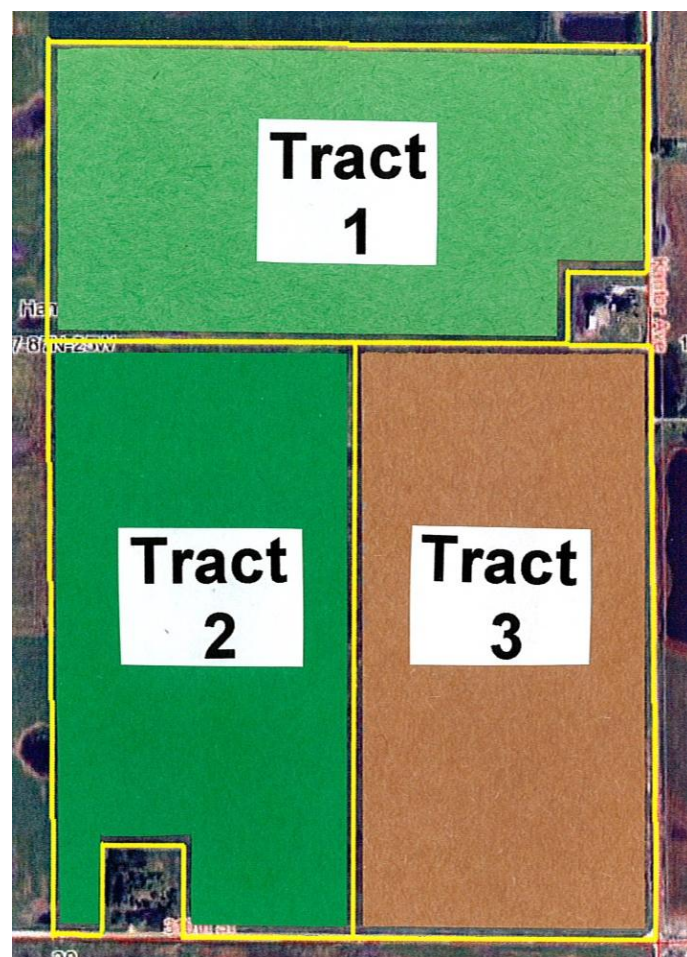
Description: Rectangular tract of nearly level to very gently rolling all tillable cropland. The 77.8 crop acres are all in one field and currently enrolled in the CRP program. Tract 3 is bordered on the east by a gravel road, Kantor Ave. and on the south by a gravel road, 310th Street

Soils: Brownnton, Ottosen, harps, Bode, Okoboji and Knoke **Ave. CSR 75.8**

RE Taxes: \$ 1844.00 / annually. Taxes prorated to September 1, 2011

Terms: 10% down sale day, the balance at close on or before September 1, 2011

Possession: At close, on September 1, 2011. 2011 rents prorated to September 1, 2011. The Seller will receive the October 2011 CRP payment.



Brokers Note: Land buyers, here is an opportunity to purchase three tracts of all tillable farmland starting with Tract 1. Productive reputation soils, great central Iowa location a half mile from a hard road in southern Hamilton County. For more information contact Rod Knudsen 515-453-5912 or Roger Dahlstrom 515-238-8358. See you sale day. Jon Hjelm

Peterson Family - owner

Broker: Rod Knudsen, Iowa Realty, Ankeny, Iowa

Auctioneer: Jon Hjelm / The Acre Co. – "Iowa's Land Auctioneer"

The ACRE Co., Spencer, IA 712-262-3529 theacresco.com

Note: Every effort has been made to ensure the accuracy of the information herein provided, no warranty is given and no responsibility is assumed by the realty company, the auctioneer, the seller or their agents concerning condition of the property or other supplied information. All prospective purchasers are encouraged to inspect and verify all information provided herein. Iowa Realty Commercial and The Acre Co. represent the seller for these transactions. Any announcements made the day of the auction will supersede this advertisement.