

Land Auction

264 Acres – Buena Vista Co Three tracts - Sec. 25, Providence Township



Wednesday - July 20, 2011 - 10:00 am
Allee Building, 108 So. Fulton, Newell, Iowa

Location: 1 mile west of Newell on Hwy 7 then 1 mile south on 190th Ave.

Tract 1: part of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Ninety (90), Range Thirty-six (36) West of the 5th PM, Buena Vista County, Iowa

Tract 1: 115 acres more or less

Description: Nearly level all tillable farmland. Tract 1 has 113.3 acres of cropland in one large field including 29.5 CRP acres. Bordered on the west by a gravel road 180th Ave and on the north by a gravel road 640th St.

Soils: Canisteo, Nicollet, Clarion, Colo, Okoboji, Webster, Storden and Spillville **Ave. CSR 73.3**

RE Taxes: \$ 2346.00 annual est. Taxes prorated to January 1, 2012



Tract 2: part of the Northeast Quarter (NE1/4), Section Twenty-five (25), Township Ninety (90), Range Thirty-six (36) West of the 5th PM, Buena Vista County, Iowa

Tract 2: 128 acres more or less

Description: Nearly level to gently rolling, all tillable farmland. Tract 2 has 124.1 acres of cropland in one large field including 33.1 CRP acres. Bordered on the north by a gravel road 640th St and on the east by a gravel road 190th Ave.

Soils: Wadena, Webster, Biscay, Estherville, Clarion, Colo, Cylinder, Waldorf **Ave. CSR 60**

RE Taxes: \$ 1966.00 annual est. Taxes prorated to January 1, 2012

Tract 3: part of the Northwest Quarter (NW1/4), Section Twenty-five (25), Township Ninety (90), Range Thirty-six (36) West of the 5th PM, Buena Vista County, Iowa

Tract 3: 21 acres more or less

Description: A triangular tract of nearly level grass covered bottomland on the Raccoon River with a small grove of trees on the south. Tract 3 is bordered on the south by gravel road 640th Ave.

Soils: Colo, Storden, Clarion **Ave. CSR 58.9**

RE Taxes: \$ 380.00 annual est. Taxes prorated to Jan. 1, 2012

Possession: Subject to lease for the 2011 crop season.

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

FSA Information: combined

Cropland acres	237.4
Corn Base acres	132.5
Corn Direct / CC Yield	116 / 116
Soybean Base acres	42.3
Soybean Direct / CC Yield	34 / 34
CRP acres	62.6

Brokers Note: The Acre Co. is pleased to be offering the A.W. (Bill) Nelson farm at auction. Land Buyers – here are two very good looking productive tracts of Buena Vista County farmland plus a great small recreational farm right on the Raccoon River. Tracts to be sold times surveyed acres. Survey to be completed by sale day. This sale is subject only to the approval of the Sellers at the auction. We look forward to seeing you sale day!

For more information Ben Hollesen 712-253-5779



A & A Nelson, Inc., owner

Attorney: Mark T. Cornish - Stern, Diehl, Cornish & Jensen, Storm Lake, IA

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

712-262-3529 theacreco.com

Chuck Sikora