

# Land Auction

## 40 Acres - Palo Alto Co Section 5 Emmetsburg Township



**Wed. – August 10, 2011 - 10:00 am**  
**VFW Post, 3205 Main St., Emmetsburg, Iowa**

**Location:** 3 miles west of Emmetsburg on Hwy 4 and 18 then 2 miles north on Hwy 4 then 1/2 mile west on 340<sup>th</sup> St.

**Legal:** Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Five (5), Township Ninety-six (96) North, Range Thirty-three (33) West of the 5<sup>th</sup> PM, Palo Alto Co., IA

**Description:** Gently rolling inside tract of tillable land and pasture land. The farm has 19.3 acres of cropland in one field surrounding the pasture land. An open drainage ditch crosses the northwest corner of the Jensen Trust farm providing outlet. A 10" tile and a 12" tile cross the farm. The farm is bordered on the south by gravel road 340<sup>th</sup> St.

**Soils:** Palms, Harps, Canisteo, Nicollet, Clarion, Storden, Salida, and Webster **Ave. CSR 61**

#### FSA Information

Cropland acres	19.3
Corn Base acres	10.4
Corn Direct / CC Yield	118 / 118
Soybean Base acres	8.9
Soybean Direct / CC Yield	34 / 34

**RE Taxes:** \$ 502.00 / annually.

Taxes prorated to July 1, 2011

**Possession:** At close subject to the remainder of the lease for the 2011 crop season. Buyers to receive the 2<sup>nd</sup> half cash rent for 2011 crop season.

**Terms:** 10 percent down sale day. Balance due at close on or before Sept. 21, 2011



**Brokers Note:** The Acre Co. is pleased to be offering the Jensen Trust farm at auction. Land Buyers - here is your chance to buy a small affordable tract of Palo Alto County farmland. The Jensen Trust farm offers tillable land and a pasture or wildlife area for you to use and enjoy. Conveniently located just one half mile west of Highway 4 between Emmetsburg and Graettinger. This sale is subject only to the approval of the Sellers at the auction.

See you sale day! Jon Hjelm 712-260-3529

**Lawrence C. Jensen Trust, owner**

**Attorney:** Earl Maahs - Maahs & Owens, Spirit Lake, Iowa

**Auctioneer:** Jon Hjelm / **The ACRE Co.**, Spencer, IA 712-262-3529 [theacreco.com](http://theacreco.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.