

Land Auction Palo Alto County

60 Acres Farmland 2 Acre Building Site with New Machine Shed



Saturday, November 5, 2011 10:00 am
American Legion Building, 1602 Main St., Ruthven, Iowa

Location: 2 miles north and 1 mile east of Ruthven on southeast side of Lost Island Lake

Legal: A tract in the West Half (W1/2) of the Northwest Quarter (NW1/4) in Section Five (5), Township Ninety-six (96) North, Range Thirty-four (34) West of the 5th PM, Palo Alto Co., IA; containing 60 acres more or less. A 2 acre building site with a new machine shed will be offered separately.

Description: A gently rolling all tillable tract of farmland. The Pollard farm has 59.5 FSA crop acres (estimated) in one field. A 6 inch county tile crosses the west side of the farm providing access to drainage. The farm is bordered on the east by County Road Hwy A18. The 2 acres with the new machine shed will be offered separately after the 60 acre farmland tract.

Soils: Clarion, Webster, Nicollet, Canisteo, Storden, Spillville and Okoboji **Ave. CSR 73.5**

FSA Information	Cropland acres	59.5
Corn Base acres	37.1	Corn Direct / CC Yield 119 / 119
Soybean Base acres	17.2	Soybean Direct / CC Yield 35 / 35

RE Taxes: Taxes prorated to Jan 1, 2012

Farmland - \$ 1515.00 est. **2 acres w/building** - \$203.00 est.

Possession: This fall after the 2011 crops are harvested, subject to the remainder of the lease for the 2011 crop season.

Terms: 10 percent down on sale day. Balance due at close on or before December 12, 2011

2 Acre Building Site with new Machine Shed

300' x 300' on blacktop A18, near Ruthven and Lost Island Lake.

New 40' x 64' building. Built in 2008
Outstanding location for a new house,
a business or storage buildings.

***This building site to be sold separately
after the sale of the farmland.***



Brokers Note: The Acre Co. is pleased to be offering this attractive Palo Alto County farm at public auction located adjacent to Lost Island Lake. The Pollard farm is an all tillable productive NW Iowa farm on a hard road with a 73.5 CSR. This sale is subject only to the approval of the Sellers at the auction.

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

Pollard Family Farms, owner

Attorney: David Stein, Stein Law Office, Milford, IA

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

712-262-3529 **theacresco.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.