

Land Auction

80 Acres - Clay Co. Section 17 - Lincoln Township



Wednesday - May 25, 2011 - 10:00 am

Auction will be at Mugge Seed, 4185 190th Ave., Greenville, Iowa

Location: from Royal go 2-1/2 miles east on B40 then 1-1/2 miles south on 180th Ave.

Legal: North Half (N1/2) of the Southeast Quarter (SE1/4) of Section Seventeen (17),
Township Ninety-five (95), Range Thirty-seven (37) West of the 5th PM Clay Co., IA

Land Description: A bare inside tract of level to nearly level all tillable farmland with excellent productive reputation soils. The 79.5 FSA crop acres are all in one field. The Holdren farm is bordered on the east by gravel road 180th Avenue. A 10" county tile runs the length of the farm from east to west. Tile maps are available.

FSA Information:

Cropland acres	79.5
Corn Base acres	39.4
Corn Direct / CC Yield	125 / 145
Soybean Base acres	39.3
Soybean Direct / CC Yield	40 / 48



RE Taxes: \$ 1792.00 annually

Soils: Gillet Grove and McCreath
Ave. **CSR 78.2**

Possession: Subject to a modified crop share lease for 2011. The successful buyer will take over the lease and receive all rents for the 2011 crop year. The landlords share is 50% of net proceeds from the crop.

Terms: 10 percent down sale day. Balance due at close on or before June 29, 2011

Brokers Note: The Acre Co. is pleased to be offering the Holdren farm at public auction. Land buyers, this hard to find inside all tillable top CSR farm located in the Royal / Rossie area will make a great farmland investment. Close on this quality 80 acres in late June and get all the rent for the current year. This sale is subject only to the approval of the Sellers the day of the auction. See you at the Mugge Seed farm on sale day!

For more information contact: Jon Hjelm 712-240-3529

Holdren Credit Trust, owner

Attorney: Chris Bjornstad – Cornwall, Avery, Bjornstad and Scott, Spencer, IA

Broker / Auctioneer: Jon Hjelm / The ACRE Co., Spencer, Iowa 712-262-3529
Chuck Sikora 712-260-2788

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

**** Realtors Land Institute member ****

This sale is subject only to the approval of the Seller the day of the auction. The Owner reserves the right to reject any and all bids. 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.