

Land Auction

80 Acres - Palo Alto Co Sec. 4, Emmetsburg Township

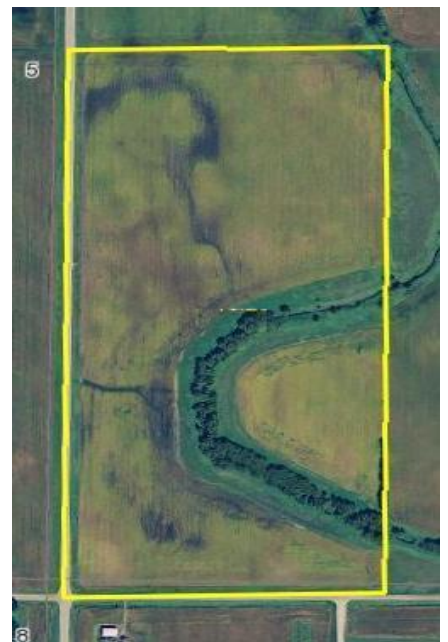


Wed. – August 10, 2011 - 10:00 am
VFW Post, 3205 Main St., Emmetsburg, Iowa

Location: 3 miles west of Emmetsburg on Hwy 4/18 the 2 miles north on Hwy 4.

Legal: West Half (W1/2) of the Southwest Quarter (SW1/4), Section Four (4), Township Ninety-six (96) North, Range Thirty-three (33) West of the 5th PM, Palo Alto County, Iowa

Description: A rectangular shaped tract of nearly level to gently rolling mostly tillable farmland. The FSA cropland is in two fields of 58.9 acres and 11.8 acres respectively. The cropland is divided by an open ditch providing access to drainage. CRP filter strips are located in the tillable acres along both sides of the drainage ditch. The Jensen Trust farm is bordered on the west by Hwy 4 and on the south by gravel road 340th St.



Soils: Nicollett, Calco, Clarion, Canisteo and Webster

Ave. CSR 73.9

FSA Information

Cropland acres	61.4
Corn Base acres	37.3
Corn Direct / CC Yield	118 / 118
Soybean Base acres	23.9
Soybean Direct / CC Yield	34 / 34
CRP acres	8.9

RE Taxes: \$1580.00 / annually. Taxes prorated to July 1, 2011

Possession: At close. Subject to the remainder of the lease for 2011 crop season. Buyers to receive the 2nd 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 80 acre farm at auction. Land Buyers - here is your chance to buy an attractive mostly tillable Palo Alto County farm located on Hwy 4 between Emmetsburg and Graettinger with reputation soils and outlet for drainage. . 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
Chuck Sikora