

Land Auction Palo Alto Co.

75 acre Farm and 5 acre Acreage Section 4 - Highland Township



Wednesday, October 12, 2011 10:00 am
American Legion, 1602 Main St., Ruthven, Iowa

Location: 1-1/2 miles north of Ruthven on 350th Ave. then 1-1/2 miles east on B25.

Farmland Legal: A tract in the East Half (E1/2) of the Southeast Quarter (SE1/4) in Section Four (4), Township Ninety-six (96) North, Range Thirty-four (34) West of the 5th PM, Palo Alto Co., IA minus a 5 acre building site. Acreage site to be surveyed by sale day

Description: A rectangular gently rolling all tillable tract of farmland. The Rosewall farm has two fields of row crop with 58.8 acres and 3.7 acres. Three small areas of cropland in CRP include 4.5 acres, 2 acres and 1.3 acres. The farm is bordered on the south and east by County Road B25. The improved 5 acre acreage will be sold separately following this land auction.

Soils: Clarion, Nicollet, Canisteo, Webster, Colo and Clarion-Storden **Ave. CSR 73.4**

RE Taxes: \$ 1764.00 / annually (estimated)
Taxes prorated to January 1, 2012

FSA Information (combined)	
Cropland acres	129.3
Corn Base acres	120.9
Corn Direct / CC Yield	104 / 104
CRP acres (expires 9-30-2015)	8.4

Possession: At close subject to the remainder of the lease for the 2011 crop season. Buyers to receive possession after the 2011 crops are harvested.

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

Brokers Note: If you are looking for an attractive all tillable farm for investment or to add to your farming operation this gently rolling 75 acre parcel with a 73.4 CSR is one to take a look at. Close to local markets plus blacktop location make it a great farmland investment. See you sale day.



Acreage Legal: 5 acres more or less in the southeast corner of the East Half (1/2) of the Southeast Quarter (SE1/4) in Section Four (4), Township Ninety-six (96) North, Range Thirty-four (34) West of the 5th PM, Palo Alto Co., IA. To be surveyed and exact legal to be taken from survey.

Acreage Sold Separately: 1-1/2 story, 1120 sq ft home with enclosed front porch, and deck, on 5 acres more or less. Located on County Road B25 in the in the Ruthven-Ayrshire School District.. To be surveyed by sale day. The sale of the acreage includes the 5 acres and the house only. The balance of the outbuildings are not included in this real estate auction and may be removed.

Real Estate Taxes: \$843.00 annually (estimated)

Possession and Terms: 10 percent down on sale day. Balance due at close on or before March 1, 2012. Possession on the acreage will be March 1, 2012.

Brokers Note: Here is a great opportunity to own an acreage on a hard surface road, located close to Lost Island Lake and Ruthven, between Spencer and Emmetsburg. This acreage offers space for your hobbies, with room to build additional buildings for livestock, a shop, or storage. See you sale day.

Method of Sale: The 75 acres of farmland will be sold first and then the 5 acre acreage will be sold.

Brokers Note: The Acre Co. is pleased to be offering this attractive farm and acreage located northeast of Ruthven. This sale is subject only to the approval of the Sellers at the auction.

See you sale day! For more information contact: Chuck Sikora 712-260-2788

Lena Rosewall Estate, owner

Attorney: John D. Brown, Berkland and Brown, Emmetsburg, Iowa

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

712-262-3529 theacresco.com

Chuck Sikora



**OPEN HOUSE - Saturday October 1,
9:00 - 10:30am**

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.