

Land Auction

80 Acres Palo Alto County Section 1 - Highland Township



Tuesday - November 22, 2011 - 10:00 am
VFW Post, 3205 Main St., Emmetsburg, Iowa

Location: 5 miles east of Ruthven on Highway 18 then 2 miles north on 400th Avenue; or
5 miles west of Emmetsburg on Highway 18 then 2 miles north on 400th Avenue.

Legal: East Half (E1/2) of the Southeast Quarter (SE1/4), Section One (1), Township Ninety-six
(96) North, Range Thirty-four (34) West of the 5th PM, Palo Alto County, IA.

Description: We will be offering this attractive improved all tillable tract of gently rolling
farmland. The farm contains 77.3 tillable acres all in one large contiguous field. This property
includes a modern machine storage building 45' x 63' with a concrete floor. The farm is
bordered on east by gravel road 400th Ave. and on the south by gravel road 340th St.

Soils: Clarion, Storden, Canisteo, Nicollet, Webster, Colo and Okoboji **Ave. CSR 65**

FSA Information: Cropland acres	77.3	Corn Base acres	77.3	Corn Direct / CC Yield	119 / 140
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RE Taxes: \$ 1744.00 Taxes prorated to January 1, 2012.

Possession: At close. Subject to current lease until 3/1/2012

Terms: 10 percent down sale day. Balance due on
close on or before December 22, 2011.

Brokers Note: The Acre Co. is pleased to be offering this
attractive 80 acre farm at public auction. Land Buyers - here is
your chance to buy this productive all tillable Palo Alto County
farm with an implement storage building near Graettinger,
Emmetsburg and Ruthven. This sale is subject only to the
approval of the Sellers at the auction. See you sale day!

Rhonda Simonson Meyer, Sandra Wernimont
Philip Simonson, owners



Attorney: John Brown, Berkland and Brown
2112 Main St., Emmetsburg, Iowa

Auctioneer: Jon Hjelm / **The ACRE Co.**
Chuck Sikora
Spencer, IA 712-262-3529

theacresco.com