

Land Auction

90 Acres - Story Co Section 31 - Washington Township



Thursday – December 1, 2011 - 10:00 am
Hilton Garden Inn, 1325 Dickinson Ave., Ames, Iowa

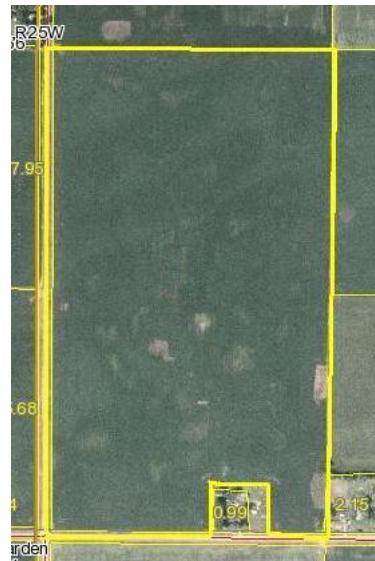
Location: 1-3/4 mile west of Kelley on 280th St or 4 miles south of Ames on R38 then 3/4 mile west on 280th St.

Legal: Fractional West Half (fr.W1/2) of the Southwest Quarter (SW1/4) in Section Thirty-one (31), Township Eighty-three (83) North, Range Twenty-four (24) West of the 5th PM, Story Co., Iowa minus a 2 acre building site. Contains 90 acres more or less.

Description: We will be offering this all tillable nearly level tract of productive farmland. The farm contains 88.3 FSA crop acres. The tillable crop acres are all in one large contiguous rectangular field. The farm has reputation soils with an 81.6 CSR. The farm is bordered on west by gravel road 500th Ave. and on the south by gravel road 280th St.

Soils: Canisteo, Clarion, Webster Harps, Okoboji and Nicollet **Ave. CSR 81.6**

FSA Information		Cropland acres 88.3	
Corn Base acres	50.1	Corn Direct / CC Yield	125 / 151
Soybean Base acres	38.2	Soybean Direct / CC Yield	35 / 42



RE Taxes: \$ 2744.00 - prorated to January 1, 2012

Possession: At close on December 22, 2011.

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

Brokers Note: The Acre Co. is pleased to be offering this good looking 90 acre farm at public auction. Farmers and land buyers - here is your chance to buy this attractive all tillable Story County farm located south of Ames and just west of Kelley with great soils and a CSR of 81.6. This sale is subject only to the approval of the Sellers at the auction. See you sale day!



D.R.A. Properties, L.C., owner

Broker / Auctioneer: Jon Hjelm / **The ACRE Co**
 Chuck Sikora

Spencer, Iowa **712-262-3529**

theacresco.com