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 Gary Grave / Cotton-Grave Farm Mgmt. or Jon Hjelm / The ACRE Co.

Terms: 10% down sale day, the balance at close on or before December 15, 2010. Possession: At close
Method of Sale: The 240 acres will be sold as (2) 120 acre tracts, buyer will have the option of taking either 120 acre tract or both tracts. The 154.4 acres will be sold next. The final tract to be sold will be the 80 acres.

Brokers Note: Here is your opportunity to purchase Clay County farmland located in the Spencer, Royal, Everly area. Tracts vary in size and quality including all tillable nearly level tracts & gently rolling tracts with pasture area.

Maxine and Winton Larson Heirs, owners

Attorney: Dick Montgomery - Montgomery, Barry and Bovee, Spencer IA
Broker: Gary Grave - Cotton-Grave Farm Management, Spencer, IA 712-262-6425
Auctioneer: Jon Hjelm / The ACRE Co. 712-262-3529 theacreco.com
Agent: Chuck Sikora

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