



LAND AUCTION

Decatur County, IA

76 Acres

Sun. Oct. 27, 2013 - 1pm

Sec 31 Garden Grove Twp. ~ 8 Miles NE of Leon, IA
Auction held at the Farm



TV Shows filmed on Neighboring Farms ~ 8000 Acre Management Block

Deeded Acres: 76 m/l

Cropland Acres: 42.31 m/l

Corn Base Acres: 42.30

Corn Yield: 91 bu

CSR: 29.1

Currently 17 Acres m/l are being farmed with the potential of over 42 Acres according to the FSA! There is an optional (if buyer chooses) CASH RENT offer for \$250/acre in 2014. 2012/2013 Annual Taxes: \$684

This is truly a Premium Whitetail Property! The Aerial, Pictures, and Location speak for itself. This intensely managed area has produced MANY B & C Class Bucks including a 217", 202", 194", 192", & 184" just in 2012 alone!!! **Immediate hunting possession day of auction!**

Terms: \$30,000 down day of auction. 5% buyers fee will apply. Any statement made day of sale takes precedence over print.

Owner: Stuart A. Hagen

Greg Jensen ~ Broker/Auctioneer (507)-383-1067 License # B36569000

JENSEN Real Estate & Auction

111 East Clark St, Albert Lea, MN - (507)373-5660

www.landandfarmauction.com