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 supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The ACRE Co.

Land Auction

105.5 Acres - Dickinson Co
Section 34 – Superior Township

Wednesday, May 23, 2012 - 10:00 am
Expo Center, Dickinson Co. Fairgrounds, Spirit Lake, Iowa

Location: just northwest of Superior, IA on County Road N16 (320th Ave.)

Legal: Part of the Northeast Quarter (NE1/4) in Section Thirty-four (34), Township One Hundred (100) North, Range Thirty-five (35) West of the 5th PM, Dickinson Co., IA containing 105.48 surveyed acres. Complete legal to be taken from the survey and abstract.

Description: An attractive gently rolling all tillable tract of farmland on the blacktop just northwest of Superior. The Owens-Walsh farm has 101.3 FSA crop acres in one large field. The majority of the soils are Clarion, Webster and Nicollet. The farm is bordered on the east by County Road Hwy N16 and on the north by gravel road 140th St.

Soils: Clarion, Webster, Nicollet and Omsrud-Storden

RE Taxes: $ 1546.00 / annually estimated. Taxes prorated to July 1, 2012

Possession: July 1, 2012. The 2nd half cash rent will be paid to the new buyer.

Terms: 10 percent down on sale day. Balance due at close on or before June 28, 2012

Brokers Note: The Acre Co. is pleased to be offering this attractive Dickinson County farm at public auction located just north of Superior and adjacent to the Green Plains ethanol plant in Superior. The Owens-Walsh farm is an all tillable productive farm on a hard road with a 63.8 CSR. This sale is subject only to the approval of the Sellers at the auction. See you sale day!

For more information contact: Jon Hjelm 712-240-3529 or Chuck Sikora 712-260-2788

Della Owens Trust and Michael Walsh, owners

Attorney: David Forsyth, Forsyth Law Office, Estherville, IA
Auctioneer: Jon Hjelm, The ACRE Co., Spencer, IA
712-262-3529 theacreco.com
Chuck Sikora, Land Sales

The 2nd half cash rent will be paid to the new buyer.
The ACRE Co. Land Auction
Wednesday, May 23, 2012

105.5 acres - Dickinson County