

# 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 (320<sup>th</sup> 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 5<sup>th</sup> 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 140<sup>th</sup> St.

**Soils:** Clarion, Webster, Nicollet and Omsrud-Storden **Ave. CSR 63.8**

#### FSA Information

Cropland acres	101.3
Corn Base acres	52.3
Corn Direct / CC Yield	136 / 136
Soybean Base acres	49.0
Soybean Direct / CC Yield	36 / 36

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

**Possession:** July 1, 2012. The 2<sup>nd</sup> 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 [theacresco.com](http://theacresco.com)

Chuck Sikora, Land Sales



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