

Farm for Sale

76.56 Acres – Calhoun County Section 2 – Williams Township



Location: From Fonda – 1 mile south and half a mile east on County Road D11, then half a mile south on 140th (Eagle) Ave.

Legal: West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Two (2), Township Eighty-Nine (89) North, Range Thirty-Four (34) West of the 5th PM in Calhoun County, Iowa, minus an acreage, containing 76.56 acres.

Land Description: A rectangular shaped, nearly level to gently rolling all tillable tract of productive farmland. The tillable acres are all in one field. The Unruh-Johnson farm is bordered by Eagle Avenue on the west and 170th Street on the south.

FSA Information: (combined with small field on west side of acreage)

Cropland acres	76.1 (74.1 acres estimated)
Corn Base acres	37.3
Corn Direct / CC Yield	122 / 138
Soybean Base acres	37.3
Soybean Direct / CC Yield	33 / 39

Soils: Canisteo, Clarion, Nicollet, Okoboji, Harps, Webster
Ave. CSR 74.5

RE Taxes: \$1,646.00 annually

Possession: At close, subject to a lease for the 2012 & 2013 crop seasons.

Price: \$ 696,696.00 or \$ 9100 / acre

Broker's Note: The ACRE Co. is pleased to be offering this outstanding, attractive, all tillable Calhoun County farm for sale. This good looking farm is located just south of Fonda, close to grain markets, and one half mile off a hard surface road. If you are looking for a great investment or to add to your existing farming operation, this 74.5 CSR farm would be one to consider.

For more information, contact Chuck Sikora 712-260-2788

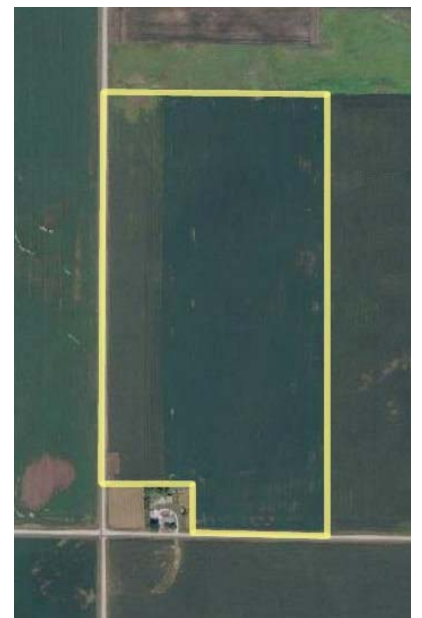
Carol Unruh & Karen Johnson, owners

The ACRE Co.

Jon Hjelm, Broker

Spencer, Iowa theacreco.com

712-262-3529



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