



# Land Auction

## 160 Acres - Palo Alto Co Section 13 - Fern Valley Township



To be sold with landlords share of 2012 crop

**Wednesday - July 25, 2012 - 10:00 am**  
Whittemore Fire Station, Whittemore, Iowa

**Location:** 2 miles west of Whittemore: 6 miles north of West Bend, 4 miles northeast of Rodman

**Legal:** Northwest Quarter (NW1/4) of Section Thirteen (13), Township Ninety-five (95) North, Range Thirty-one (31) West of the 5<sup>th</sup> PM, Palo Alto County, Iowa.

**Description:** A rectangular nearly level all tillable productive inside quarter section farm containing 149.8 FSA crop acres all in one large field. A fifteen inch county tile crosses the farm providing access for drainage. A 5.9 acre acreage in the northeast part of the farm is included in this sale. The Zohbon farm is located just 1/2 mile west of Hwy 15 and bordered on the north by a gravel road (410<sup>th</sup> St.).



**FSA Information: combined**

Corn Base acres 74.7  
Soybean Base acres 75.1

Cropland acres 149.8  
Corn Direct / CC Yield 131 / 147  
Soybean Direct / CC Yield 36 / 43

**Tract 1:** West 80 acres more or less.

Outstanding nearly level bare inside all tillable tract  
77.8 FSA crop acres. (est)

**Soils:** Nicollet, Clarion, Canisteo, Webster **Ave. CSR 79.1**

**RE Taxes:** \$ 2010.00 Taxes prorated to January 1, 2012.

**Tract 2:** East 80 acres more or less

Very attractive improved inside nearly level tract.

72 FSA crop acres (est) and 5.9 acre acreage

Large 2 Story Farm House, Two Car Garage,

Wood Quonset 40' x 80' and Three Grain Bins

The house has new windows, newer shingles, steel siding.

The well on the acreage is two years old.

**Soils:** Nicollet, Clarion, Canisteo, Webster **Ave. CSR 80.3**

**RE Taxes:** \$ 2964.00 Taxes prorated to January 1, 2012.



**Possession:** At close subject to a 50/50 crop share lease.

**Terms:** 10 percent down sale day. Balance due at close on or before August 30, 2012.

**At close the Buyer will reimburse the Sellers the landlords half of the crop input costs and take over the Sellers share of the 2012 crop growing in the field.**

**Brokers Note:** The Acre Co. is pleased to be offering this nearly all tillable eastern Palo Alto County farm located on the Kossuth County line 1/2 mile west of Hwy 15. Land Buyers - here's an outstanding opportunity to purchase a great looking farm close to the grain markets in West Bend, Whittemore, Rodman, Emmetsburg and Algona. Successful bidder will have their choice of an individual tract or both tracts. Tract Two includes the improved attractive well kept acreage. This sale is subject only to the approval of the Sellers at the auction.



For more information, check out our website [theacrecos.com](http://theacrecos.com)  
See you sale day!

**Joseph Zohbon Family - Owner**

**Attorney:** John Brown, Berkland & Brown, Emmetsburg, Iowa

**Auctioneer:** The Acre Company, Spencer, Iowa

712-262-3529 [theacrecos.com](http://theacrecos.com)

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