This sale is subject to the approval of the Seller the day of the auction. The Owner reserves the right to reject any and all bids. Any announcements sale day will supersede all printed material. The farm information is gathered from reliable sources but cannot be guaranteed by Cotton-Grave Farm Mgmt. or The Acre Co.

**Land Auction**

**160 Acres Lyon County**

**Section 22 - Grant Township**

**Two 80 Acre Tracts**

**Wednesday - August 1, 2012 - 10:00 am**

George Community Center, George, Iowa

**Location:** From George - 3 mi north on L14 (Kennedy Ave.) then 4 mi east on A22 (180th St)
From Little Rock - 3 mi south on L26 then 2 mi west on A22 (180th St)

**Legal:** Northwest Quarter (NW1/4), Section Twenty-two (22), Township Ninety-nine (99) North, Range Forty-three (43) West of the 5th PM, Lyon County, Iowa, containing 160 acres m/l.

**Description:** We will be offering all tillable productive 160 acres in two tracts that vary from level to very gently rolling. The 151.6 FSA crop acres are all in one large field with an average CSR of 75.6. The Simdorn farm is bordered on the north by a hard surfaced road, A22 (180th St) and on the west by a gravel road. (Lily Ave)

**Tract 1:** West Half - 80 Acres more or less
76.7 crop ac. (est) Ave. CSR 75.9

**Tract 2:** East Half - 80 Acres more or less
74.9 crop ac.(est) & 3.7 ac. grove Ave. CSR 75.4

**Soils:** Galva, Sac and Primghar
Surety Mapping rating - Ave. CSR 75.6
Lyon County Assessor rating - Ave. CSR 73.7

**FSA Information**
- Cropland acres: 151.6
- Corn Base acres: 75.2
- Corn Direct / CC: 104 / 134
- Soybean Base acres: 75.3
- Soybean Direct / CC Yield: 36 / 43

**RE Taxes:**
- Tract 1 - $1930.00 (est.)
- Tract 2 - $1972.0 (est.)
Taxes prorated to July 1, 2012

**Possession:** Possession is subject to a cash lease for crop year 2012.
Buyer to receive the 2nd half of the 2012 cash rent.

**Terms:** 10 percent down sale day. Balance due at close on or before September 1, 2012 with the closing to be held in offices of Koopman, Kennedy and Feller in Sibley, IA.

**Brokers Note:** Cotton-Grave Farm Management and The ACRE Co. are pleased to present this outstanding 160 acre Lyon County farm located within eyesight of George and Little Rock, just west of Sibley. The Simdorn farm provides an excellent opportunity to purchase one or both tracts and receive the second half cash lease payment for 2012. This sale is subject to the approval of the Sellers at the auction. For more information contact Gary Grave or Jon Hjelm

**Simdorn Estate Heirs, Owner**

**Attorney:** Joseph Feller
Koopman, Kennedy & Feller, Sibley, IA

**Broker:** Gary Grave 712-262-6425
Cotton-Grave Farm Management, Spencer, IA.

**Auctioneer:** The ACRE Co. 712-262-3529
Jon Hjelm 712-240-3529
Chuck Sikora 712-260-2788

Check out our website - theacreco.com

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