

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

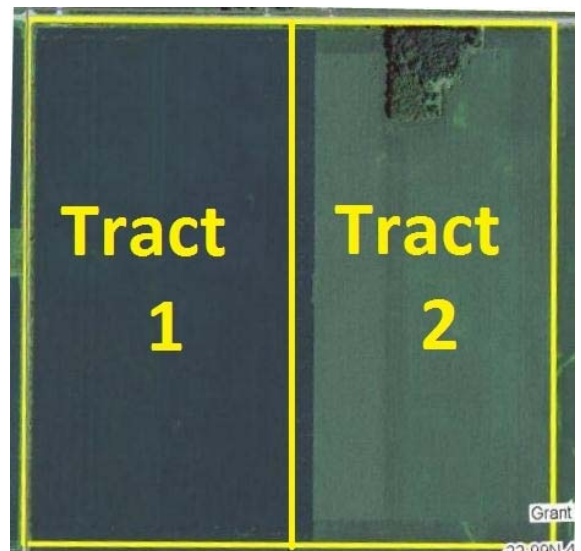
Tract 2: East Half - 80 Acres more or less
74.9 crop ac.(est) & 3.7 ac. grove Ave. CSR 75.4

Soils: Galva, Sac and Primghar

Surety Mapping rating - Ave. CSR 75.6

Lyon County Assessor rating - Ave. CSR 73.7

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|------------------------|---------------------------|-----------|
| 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 - theacrecos.com

