

# LAND AUCTION

## 80 Ac Organic - Palo Alto Co Section 32 - Emmetsburg Township



**Friday - August 10, 2012 - 10:00 am**

**VFW Post, 3205 Main Street, Emmetsburg, Iowa**

**Location:** 3 mi west of Emmetsburg on Hwy 18 then 2 mi south on 420<sup>th</sup> Ave. then 1/2 mi west on 380<sup>th</sup> St. or 2 miles south of the Hwy 4 and 18 Junction on 420<sup>th</sup> Ave. then 1/2 mile west on 380<sup>th</sup> St.

**Legal:** East Half (E1/2) of the Northwest Quarter (NW1/4), Section Thirty-two (32), Township Ninety-six (96) North, Range Thirty-three (33) West of the 5<sup>th</sup> PM, Palo Alto Co., Iowa.

**Description:** The Duhn farm is an attractive level to very gently rolling nearly all tillable inside tract of Palo Alto County farmland. The 70.8 FSA crop acres are in two fields divided by a rustic tree lined creek. An older farmsite is located in the northwest corner of the farm. The Duhn farm is bordered on the north by gravel road 380<sup>th</sup> Street.

**Soils:** Canisteo, Nicollet, Clarion, Webster, Clarion-Estherville, Storden, Wadena and Crippen **Ave. CSR 72.3**



FSA Information	Cropland acres	70.8		
Corn Base acres	36.8	Corn Direct / CC Yield	118 / 118	
Soybean Base acres	25.5	Soybean Direct / CC Yield	26 / 26	
Oats Base acres	1.7	Oats Direct / CC Yield	72 / 72	

**RE Taxes:** \$ 1946.00 Taxes will be prorated to Jan. 1, 2012.

**Possession:** At close with the Buyer to receive the landlords's share of the 2012 organic crop.

**Terms:** 10 percent down sale day. Balance due at close on or before September 18, 2012.

**At close the Buyer to 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 good looking Palo Alto County farm at auction. Rare opportunity to purchase a farm used for organic grain production. Land Buyers - here is a great 80 acre farm to add to your land holdings. This sale is subject only to the approval of the Sellers at the auction. For more information, check out our website [theacreco.com](http://theacreco.com).

We look forward to seeing you sale day! For more information contact -  
Jon Hjelm 712-240-3529 or Dick Long 712-330-1940 or Chuck Sikora 712-260-2788

**Arlo Duhn Trust - owner**



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

**Attorney:** John Brown, Berkland and Brown, Emmetsburg, IA

**Auctioneers:** Jon Hjelm, 712-240-3529

Dick Long, 712-330-1940

Chuck Sikora, 712-260-2788

The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject only to the approval of the Seller the day of the auction. Any announcements made sale day will supercede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.