

LAND AUCTION

80 Acres - Dickinson Co Section 30 - Okobojo Township



Thursday - August 9, 2012 - 10:00 am
Milford Community Center, Milford, Iowa

Location: From Milford - 3 mi south on Hwy 71 then 5-1/2 mi west on County Road A43
From Fostoria - 2 mi north on Hwy 71 then 5-1/2 mi west on County Road A43

Legal: West Half (W1/2) of the Southeast Quarter (SE1/4), Section Thirty (30), Township
Ninety-Eight (98) North, Range Thirty-Seven (37) West of the 5th PM, Dickinson Co., Iowa.

Description: The Page farm is an attractive very gently rolling mostly all tillable inside tract of
farmland. The 68.5 FSA crop acres are in three fields divided by a narrow shallow small creek that
crosses the farm from west to east. The Page farm is bordered on the south by County Road A43.

Soils: Everly, Wilmonton, Letri, Gillett Grove **Ave. CSR 72.3**

FSA Information

Cropland acres	68.5
Corn Base acres	34.6
Corn Direct / CC Yield	112 / 112
Soybean Base acres	33.9
Soybean Direct / CC Yield	34 / 34



RE Taxes: \$ 1084.00 Taxes will be prorated to Jan. 1, 2013.

Possession: At close subject to the balance of the lease.

Terms: 10 percent down sale day. Balance due at close
on or before November 15, 2012

Brokers Note: The Acre Co. is pleased to be offering this attractive
mostly tillable Dickinson County farm at auction. Located on a hard
surfaced road near grain markets in Milford and Fostoria. Farmers
and Land Buyers - here is an 80 acre farm that would make a great
addition to your land holdings. This sale is subject only to the
approval of the Sellers at the auction. Check out the Page farm on our website theacreco.com.
For more information, call Jon Hjelm 712-240-3529 See you sale day !

Aaron Page and Jan Page - Owners

Attorney: Barry Sackett, Sackett and Sims-Taylor, Milford, Iowa



712-262-3529 theacreco.com

Land Broker - Auctioneer

Jon Hjelm 712-240-3529

Agent - Auctioneer

Chuck Sikora 712-260-2788

The Owner reserves the right to reject any and all bids. Jon Hjelm / 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.