

LAND AUCTION

76 Acres - Calhoun Co Section 27 - Center Township



Friday - August 3, 2012 - 10:00 am

Community Center on the Square, 424 Main St., Rockwell City, Iowa

Location: 3 mi east of Rockwell City on County Road D36 (270th St.)

Legal: 76 acres more or less in the Southeast Quarter (SE1/4), Section Twenty-seven (27), Township Eighty-eight (88) North, Range Thirty-two (32) West of the 5th PM, Calhoun Co., Iowa. The Stoterau farm will be surveyed and the acres adjusted to the surveyed acres at the closing.

Description: The Stoterau farm is an attractive nearly level all tillable outstanding inside tract of Calhoun County farmland located on a hard road east of Rockwell City. The 74.3 FSA crop acres are in one rectangular field. The farm has top rated soils with a CSR of 83.6 Included - 6,000 bushel grain bin with full floor and fan. The Stoterau farm is bordered on the south by County Road D36.

Soils: Webster, Nicollet, and Clarion **Ave. CSR 83.6**

FSA Information	Cropland acres	74.3	
Corn Base acres	56.9	Corn Direct / CC Yield	128 / 134
Soybean Base acres	17.0	Soybean Direct / CC Yield	30 / 36

RE Taxes: \$ 1820.00 (est.) Taxes will be prorated to Jan. 1, 2013.

Possession: At close after the 2012 soybean crop is harvested.

Terms: Successful bidder will pay 10 percent down sale day with the balance of the purchase due at close on or before October 3, 2012.

Brokers Note: The Acre Co. is pleased to be offering this outstanding great looking Calhoun County farm at public auction. Land Buyers - here is a rare opportunity to purchase an inside 76 acre farm with a hard road location. This sale is subject only to the approval of the Sellers at the auction. We look forward to seeing you sale day !

For more information, check out our website theacreco.com.

or call Chuck Sikora cell 712-260-2788



Thomas and Patricia Stoterau - owners

Attorney: Jack Gray, Gray and Gidel, Rockwell City, Iowa

Auctioneers: Jon Hjelm 712-240-3529 and Chuck Sikora 712-260-2788

The ACRE Co. 712-262-3529 theacreco.com



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.