

Land Auction

80 Acres - Buena Vista Co. Section 9 - Coon Township



Wednesday - October 10, 2012 - 10:00 am

Ag Partners Meeting Room, 30 East Main Street, Albert City, Iowa

Location: 5 mi SW of Albert City (2 mi south of Hwy 3 on M54) or 7 mi north of Newell on M54

Legal: West Half (W1/2) of the Northwest Quarter (NW1/4) of Section Nine (9), Township Ninety-one (91) North, Range Thirty-five (35) West of the 5th PM, Buena Vista County, IA

Description: The Thieman farm is a rectangular improved tract of nearly level all tillable cropland. The 75.1 acres of productive cropland are all in one large field. The well kept acreage includes a large traditional farmhouse in excellent condition and a huge barn plus other misc. outbuildings. The farm is bordered on the west by M54 and on the north a gravel road 550th Street.

Soils: Clarion, Canisteo, Nicollet, Webster
Ave. CSR 77 CSR2 71.3

FSA Information:	Cropland acres	75.1		
	Corn Base acres	37.7	Corn Direct / CC Yield	131 / 147
	Soybean Base acres	37.4	Soybean Direct / CC Yield	38 / 46

RE Taxes: \$2686.00 annual. Taxes to be prorated to Jan 1, 2013.

Possession: At close subject to the 2012 lease.

Terms: 10 percent down sale day. Balance due at close on or before November 20, 2012.

Brokers Note: The Acre Co. is pleased to be offering this outstanding improved 80 acre Buena Vista County farm located on M54 at auction. Land Buyers - excellent opportunity to purchase a great looking farm close to major grain markets in Albert City and Newell. This sale is subject only to the approval of the Sellers at the auction. Save the date. We look forward to seeing you sale day!

For more information, call Jon Hjelm cell - 712-240-3529

Jon Thieman, Kent Thieman & Kay Little - owners

Auctioneers: Jon Hjelm, ALC and Chuck Sikora

The ACRE Co. Spencer, Iowa 712-262-3529



theacreco.com No. 1 ranked Iowa farmland website on Google

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.