

LAND AUCTION

120 Acres Pocahontas Co. Section 4 - Powhatan Township



Thursday - November 1, 2012 - 10:00am

Pocahontas Expo Center, Pocahontas County Fairgrounds, Pocahontas, Iowa

Location: From Plover – 1 mile north on N57 & one quarter mile west on 410th Street
From Mallard – 3 miles south on Hwy 4 & 2 miles east on 410th Street

Legal: South Half (S1/2) of the Southwest Quarter (SW1/4) and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Four (4), Township Ninety-three (93) North, Range Thirty-two (32) West of the 5th PM, Pocahontas County, IA

Description: Selling is an unimproved nearly level to very gently undulating rectangular tract of productive farmland. 116 FSA crop acres (est.) are all in one large field. Two county tile provide outlet for drainage. The farm is bordered on the south by gravel road 410th Street and on the west by gravel road 240th Ave. The farm is located just north of Plover, one quarter mile west of blacktop N57.

Soils: Canisteo, Okoboji, Clarion, Nicollet, Webster, and Crippin **CSR 74.6 CSR2 73.5**

RE Taxes: \$2928.00 annually

Possession: At close.

Terms: 10 percent down sale day. Balance due at closing on or before December 18, 2012.

Brokers Note: The ACRE Co. is pleased to be selling this outstanding all tillable farm located in northern Pocahontas County, adjacent to Palo Alto County. This 120 acre tract will be offered and sold as one unit. The sale is subject only to the approval of the Sellers at the auction.

Garlock and Plantz Family - owners

Attorney: Donald Beneke, Beneke Law Office, Pocahontas, Iowa

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



Spencer, Iowa 712-262-3529
theacresco.com



FSA Information (combined w/ SE1/4 & N1/2 of SE1/4)

Cropland acres	230.2
Corn Base acres	116.6
Corn Direct / CC Yield	126 / 126
Soybean Base acres	113.6
Soybean Direct / CC Yield	37 / 37

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 Sellers 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.