

# Land Auction

## 132 Acres Dickinson Co Section 13 - Excelsior Township



**Wednesday - October 24, 2012 - 10:00 am**  
**Lake Park Community Center, Lake Park, Iowa**

**Location:** from Lake Park - 2 miles east on Hwy 9 and 3 miles south on M34  
from Milford - 6 miles west on A34 and 4 miles north on M34

**Legal:** Southwest Quarter (SW1/4) of Section Thirteen (13), Township Ninety-nine (99) North, Range Thirty-eight (38) West of the 5<sup>th</sup> PM, Dickinson County, IA minus a tract of land 710 feet by 1665 feet. The farm contains 132 acres more or less. Exact legal taken from the abstract.

**Description:** The Winters farm is an attractive "L" shaped unimproved tract of gently rolling productive farmland. The farm contains 128.3 FSA crop acres in one large field. The farm is bordered on the west by county road M34 and on the south by gravel road, 180<sup>th</sup> Street.

**Soils:** Clarion, Okabena, Clarion-Storden, Webster  
and Nicolett soils **CSR 64.5 CSR2 66.2**

<b>FSA Information:</b>	Cropland acres	128.3
	Corn Base acres	56.2
	Corn Direct / CC Yield	111 / 123
	Soybean Base acres	62.4
	Soybean Direct / CC Yield	31 / 37

**RE Taxes:** \$ 1954.00 annually. Taxes prorated to 1/1/13

**Possession:** At close, subject to the lease until 3/1/2013

**Terms:** 10 percent down sale day. Balance due at close on or before November 28, 2012.



**Brokers Note:** The Acre Co. is pleased to be offering this good looking all tillable gently rolling Dickinson County farm at public auction. Land Buyers here is an excellent opportunity to purchase this hard to find all tillable productive farm on a hard road close to grain markets in Lake Park and Milford. This sale is subject only to the approval of the Winters family at the auction. We look forward to seeing you sale day!

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

**Marvin and Anna Mae Winters Family - Owners**

**Attorney:** Earl Maahs, Maahs & Owens, Spirit Lake, IA

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



Spencer, Iowa 712-262-3529

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***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.