

Another ACRE Co. Land Auction

LAND AUCTION

160 Acres - Dickinson Co SE 1/4 Section 27 Westport Township

Available for the 2013 crop season

Tuesday - March 26, 2013 - 10:00 am

Hap Ketelsen Community Center, Everly, Iowa

Location: From Fostoria – 2 mi north on Hwy 71, then 8 mi west on county road A43 (260th St)
From Everly – 6 mi north on M27, then ½ mi east on county road A43 (260th St)

Legal: Southeast Quarter (SE1/4) Section Twenty-seven (27), Township Ninety-eight (98) North,
Range Thirty-eight (38) West of the 5th PM, Dickinson County, Iowa

Description: A mostly tillable tract of nearly level to very gently undulating cropland. The pasture varies from nearly level to steeper hillside. The 124.8 FSA crop acres are in two fields of 101.6 acres and 23.2 acres. The pasture contains 26.6 acres. Stony Creek flows through the pasture. A 3.2 acre old building site is in the southwest corner. The farm is bordered on the south by A43 and on the east by a minimum maintenance road, 140th Ave.

Soils: Cylinder, Biscay, Coland, Wadena, Calco
Ave CSR 47.9

RE Taxes: \$1,878.00 annually

Possession: Day of the auction, with 10 percent down payment. The farm is available for the 2013 crop season.

Terms: 10 percent down sale day. Balance will be due at close April 26, 2013, when clear title will be given.



FSA Information		Cropland acres	124.8
Corn Base acres	68.6	Soybean Base acres	56.2
Corn Direct / CC Yield	110 / 110	Soybean Direct / CC Yield	33 / 33

Broker's Note: The ACRE Co. is pleased to be selling this attractive blend of nearly level cropland and creek pasture. Convenient hard road location on A43 west of Fostoria in the Everly-Milford area. The Smith Estate farm will make a great farmland investment or addition to your farm operation.

Isabella H. Smith Estate - owner



Spencer, IA 712-262-3529

theacrecos.com

Auctioneers

Jon Hjelm, ALC Broker 712-240-3529

Accredited Land Consultant

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 Sellers the day of the auction. Any Announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.