

Another ACRE Co. Land Auction

LAND AUCTION

113.5 Acres - Emmet County Section 33 Emmet Township



Rolling Pasture and Crop Farm Near Estherville

Tuesday - May 21, 2013 - 10:00 am

Elks Lodge #528, 3665 Hwy 9 West, Estherville, Iowa

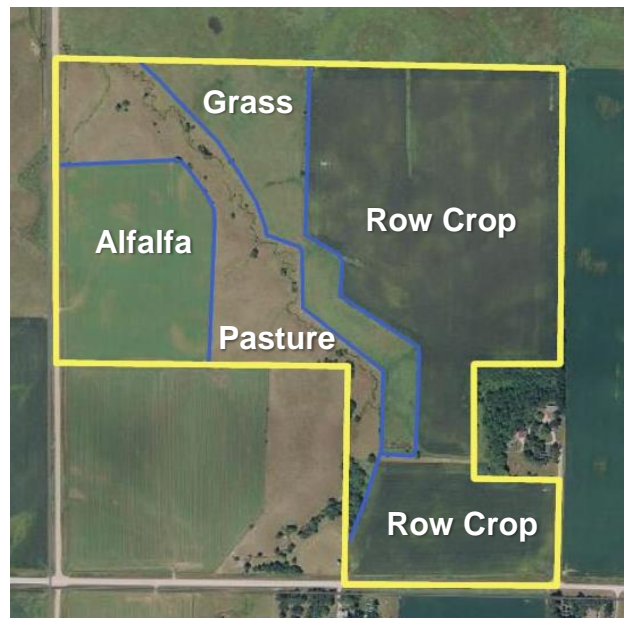
Location: From Estherville - 1 mile north on county road N42, then 1/2 mile west on county road A20
From Superior - 3 miles east on county road A20

Legal: Part of the Southwest Quarter (SW1/4) Section Thirty-three (33), Township One Hundred (100) North, Range Thirty-four (34) West of the 5th PM, Emmet County, Iowa. Contains 113.46 acres, more or less. The acreage is not a part of this sale. Exact legal to be taken from abstract.

Description: This L-shaped tract contains nearly level to rolling cropland to bottomland pasture. The farm has a combination of row crop, alfalfa, grass and pasture with a winding creek. Currently an estimated 60.8 acres are in planted in row crop in two fields on the east side of the farm, 17.6 acres are planted to alfalfa on the west side of the farm, and 16.4 acres of pasture and 15.2 acres of grass are in the center of the farm. An extensive amount of tile has been installed over the past 10 years. The farm is bordered by county road A20 on the south and gravel road 360th Ave. on the west.

Soils: Webster, Clarion, Storden, Lester, Nicollet
Ave CSR 61 (on the acres currently in row crop)

| FSA Information | |
|------------------------|-----------|
| Cropland acres | 93.7 |
| Corn Base acres | 83.5 |
| Corn Direct / CC Yield | 121 / 121 |



RE Taxes: \$1,900.00 annually. Taxes will be prorated to July 1, 2013.

Terms: 10 percent down sale day. Balance due at closing on or before July 1, 2013.

Possession: Possession is subject to a cash lease for the 2013 crop season. Buyer to receive 2nd half of cash rent for 2013.

Brokers Note: The ACRE Co. is pleased to be offering the Betels Emmet County farm at public auction. Cow/calf producers, here is a great opportunity to purchase a unique blend of cropland and hard-to-find pasture in the Estherville-Superior area. The same tenant has taken care of this farm for over 30 years and has been a great land steward with his rotational farming practices. This sale is subject only to the approval of the Sellers at the auction. We look forward to seeing you sale day!

For information check out our website theacrecoco.com, or call Chuck Sikora 712-260-2788.

Vivian Betels Estate - owner

Attorney - David Forsyth, Forsythe Law Office, Estherville, Iowa



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.



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