

Another ACRE Co. Land Auction

LAND AUCTION

120 Acres - Palo Alto Co. Section 27 Ellington Township



Tuesday, June 18, 2013 - 10:00am

Mallard Community Center, Mallard, Iowa

Location: From Mallard - 3 mile east on B63, 1 mile south on N57, then half a mile east on 500th St.

Legal: The North Half of the Southeast Quarter (N1/2 SE1/4) and the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4), Section Twenty-seven (27), Township Ninety-four (94) North, Range Thirty-two (32) West of the 5th PM, Palo Alto County, Iowa.

Description: The Studer farm is an inside nearly all tillable tract of land. The farm contains 115.6 FSA crop acres in one large L-shaped field. A system of county and private tile crosses the farm providing drainage. The 2.4 acre building site has a house, barn, quonset, and grain bins. The farm is bordered on the south by 500th Street, a gravel road.

Soils: Canisteo, Okoboji, Nicollet, Harps,
Clarion, Webster **Ave CSR 68.5**

RE Taxes: \$ 3,368 annually

Terms: 10 percent down sale day. Balance due at close on or before October 15, 2013.

Possession: At close, subject to current lease.



FSA Information

Cropland acres	115.6
Corn Base acres	57.3
Corn Direct / CC Yield	131 / 140
Soybean Base acres	57.2
Soybean Direct / CC Yield	30 / 36

Brokers Note: The ACRE Co. is pleased to be offering the Studer family Palo Alto County farm at public auction. This attractive nearly level farm is located close to grain markets in Mallard and ethanol and soybean plants near Emmetsburg. Here is a great addition to your land investments or farming operation. Call Chuck Sikora for more info 712-260-2788

Martha Studer Estate - owner

Attorney - Todd Buchanan, Buchanan Bibler, Gabor & Meis, Algona, Iowa



Spencer, IA 712-262-3529

theacresco.com

Auctioneers

Chuck Sikora 712-260-2788
Jon Hjelm, ALC Broker 712-240-3529
Accredited Land Consultant

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.