

Great Central Iowa all tillable 40 acre farm

# LAND AUCTION

## 40 Acres - Dallas County Section 14 Lincoln Township



**Thursday, June 27, 2013 - 10:00am**

**Washington Event Center, 2298 County Hwy F31, Minburn, IA**

**Location:** From Perry - 7 miles south on P58, then 4 miles west on F31, then 1 mile north on F Ave.  
From Dawson - 6 miles south on county road P46, then 2 miles east on 200<sup>th</sup> Street

**Legal:** Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Eighty (80) North, Range Twenty-nine (29) West of the 5<sup>th</sup> PM, Dallas County, Iowa

**Description:** The Bose farm is an attractive all tillable very gently rolling tract of farmland. The tract contains 38 (est) FSA crop acres all in one field. The majority of the Bose farm is located in a county drainage district. A large county main is located in the section to the east of the farm. The farm is bordered on the north by 200<sup>th</sup> Street and on the east by F Ave.

**Soils:** Canisteo, Clarion, Nicollet, Harps **Ave CSR 85**

**RE Taxes:** \$ 1,068 annually. Taxes prorated to July 1, 2013.

**Possession:** At close, subject to a cash rent lease for 2013

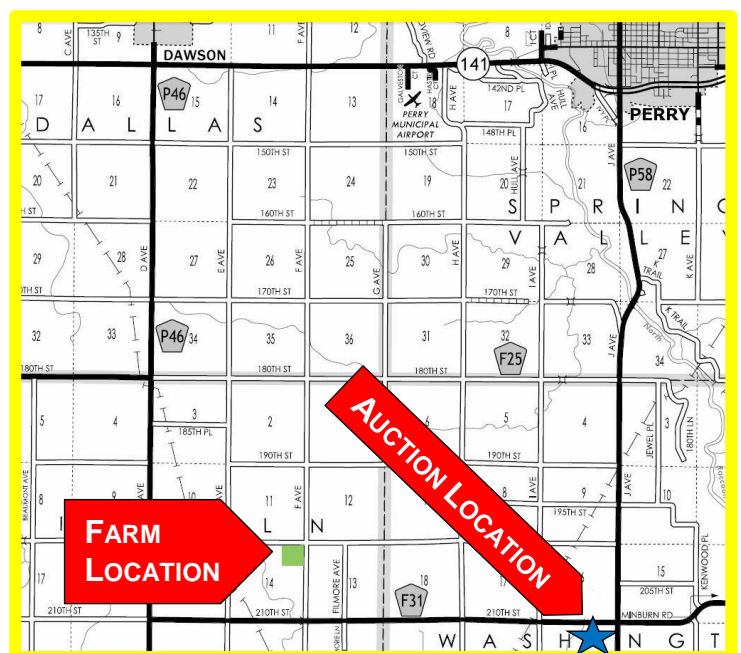
**Terms:** 10 percent down sale day, with balance due on or before closing August 1, 2013. Buyer to receive second half of cash rent for 2013.

**Broker's Note:** The ACRE Co. is pleased to be selling this great Central Iowa farm at public auction. Land buyers, don't miss this opportunity to buy this all tillable naturally drained farm with reputation soils. This Dallas County farm is conveniently located southwest of Perry and less than a mile north of county blacktop F31. Contact us to receive a complete information package with aerial photos, soil maps, and tile information.

*We look forward to seeing you at the Washington Event Center sale day!*

**Shelley Kramer, Andrea Flores,  
Melissa Chefan, Dorothy Bose – owners**

**Attorney:** Scott Finneseth  
Finneseth, Dalen & Powell, Perry, IA



**Auctioneers:**

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