

Outstanding All Tillable Farm

LAND AUCTION

161.5 Acres Emmet County Section 18 Twelve Mile Lake Township

Offered in 2 Tracts

76.6 CSR



Thursday - July 11, 2013 - 10:00 am Terril Library, Terril, Iowa

Location: From Terril - 3-1/2 mi east on A48
From Wallingford - 5 mi west on A34 then 1/2 mi south on N24

Legal: Southeast Quarter (SE1/4), Section Eighteen (18), Township Ninety-eight (98) North, Range Thirty-four (34) West of the 5th PM, Emmet County, IA, containing 161.49 surveyed acres

Description: Selling will be this attractive all tillable productive tract of Emmet County farmland that varies from level to very gently undulating. The 153.7 FSA crop acres are all in one large contiguous field. The Woody farm is bordered on east by a county road N24 (350th Ave), and on the south by county road A48 (240th St).

Soils: Nicolett, Clarion, Canisteo, Clarion-Storden, Webster
Ave. CSR 76.6



FSA Information		Cropland acres	153.7
Corn Base acres	77.3	Soybean Base acres	76.4
Corn Direct / CC Yield	121 / 127	Soybean Direct / CC Yield	34 / 40

RE Taxes: \$ 3604.00 annually. Taxes prorated to July 1, 2013

Possession: Possession is subject to a cash rent lease for crop year 2013. Buyer to receive 2nd half of the base cash rent plus any flex rent bonus for 2013.

Method of Sale: Successful buyer will have the opportunity to purchase their choice of any 80 acre tract (the tracts can be purchased either north / south or east / west) or the entire farm. The farm can be divided either north/south or east/west. See the surveyed acres and CSRs on the back of this flyer.

Terms: 10 percent down sale day. Balance due at close on or before August 31, 2013.

Brokers Note: Cotton-Grave Farm Management and The ACRE Co. are pleased to present this outstanding 161.5 acre Emmet County farm located east of Terril on the Emmet / Dickinson County line. Good looking hard to find all tillable farm with a hard road on two sides. The Woody farm provides an excellent opportunity to purchase your choice of a great 80 acre tract or the entire farm and receive half the cash rent plus any flex bonus for 2013. This sale is subject to the approval of the Sellers at the auction. See you sale day! For more information contact John Cotton 712-260-7636

Donald and Mary Jo Woody, owners

Attorney: Chris Bjornstad – Cornwall, Avery, Bjornstad & Scott, Spencer, IA

Broker



Farm Management & Realty

John Cotton & Gary Grave

cottongrave.com 712-262-6425

Auctioneer

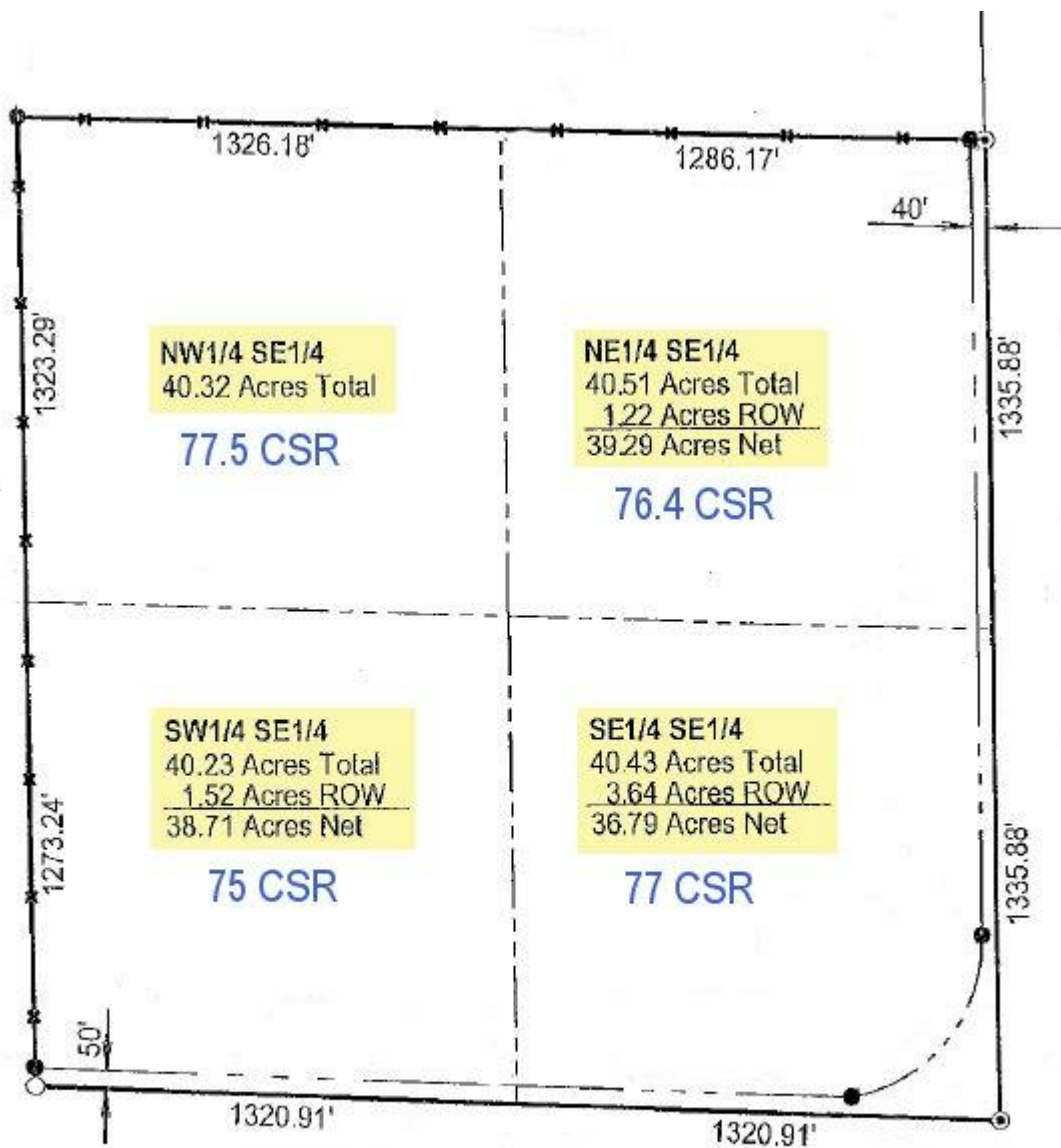


Farm Real Estate

Jon Hjelm, ALC & Chuck Sikora

theacreco.com 712-262-3529

This sale is subject to the approval of the Seller the day of the auction and court approval. The Owner reserves the right to reject any and all bids. Any announcements made sale day will supercede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by John Cotton / Cotton-Grave Farm Mgmt. or Jon Hjelm/The Acre Co.



Plat taken from Survey dated 5-30-2013
CSR source - Agri Data / Surety Maps

This sale is subject to the approval of the Seller the day of the auction and court approval. The Owner reserves the right to reject any and all bids. Any announcements made sale day will supercede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by John Cotton / Cotton-Grave Farm Mgmt. or Jon Hjelm/The Acre Co.