

Combination of an excellent small farm and a neat acreage

LAND AUCTION

40.3 Acres Dickinson Co. Section 35 Milford Township



Attractive farmland with reputation soils



Wednesday - July 24, 2013 - 10:00am

Auction on Site: 2679 270th Avenue, Milford, Iowa

Location: From Milford – 3 mi south on Hwy 71, 5 mi east on A43, then ¾ mi south 270th Ave, or
From Fostoria – 5 miles east on B14, then 1 ¼ mile north on 270th Avenue

Legal: Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty-five (35),
Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th PM, Dickinson County, Iowa.

Description: The Clague farm is a nearly level tract with 31.45 FSA acres of highly productive
cropland all in one field. The farm has a network of private tile providing drainage (map on back).
The farm is bordered by two gravel roads, 270th Ave. on the east and 270th St. on the south.

Improvements: The building site consists of a house, barn, crib, and several other farm buildings.

Soils: Clarion, Nicollet, Webster, Okabena, Terril **Ave CSR 71.2**

FSA Information		Cropland acres:	31.45
Corn Base acres	14.8	Soybean Base acres:	16.6
Corn Direct / CC Yield	112 / 140	Soybean Direct / CC Yield	40 / 48

RE Taxes: \$904.00 annually. Taxes prorated to January 1, 2014.

Terms: 10 percent down sale day. Balance due on or before
October 1, 2013. The Buyer will be responsible for the cost
to update the septic system.

Possession: At close, subject to the current lease for 2013.

Broker's Note: The ACRE Co. is very pleased to be offering the
Clague Century Farm at public auction. Once you drive onto this
property, you will see the excellent care the Clagues have given this
farm. This neat rural setting is located just one mile off a blacktop from
the north or south, minutes from Spencer and the Iowa Great Lakes.

What a great set of buildings for those 4-H livestock projects or a
beginning livestock producer. This could be an addition to your existing operation or
a great place for a son or daughter. Here is your opportunity to enjoy these 40 acres
as the Clague family has for the past 100 years. Hope to see you at the farm !

For more information call Chuck Sikora 712-260-2788

Waneta Clague & Delbert Clague Estate - owners



Attorney: Sean Barry, Spencer, IA
Auctioneers:

Chuck Sikora 712-260-2788

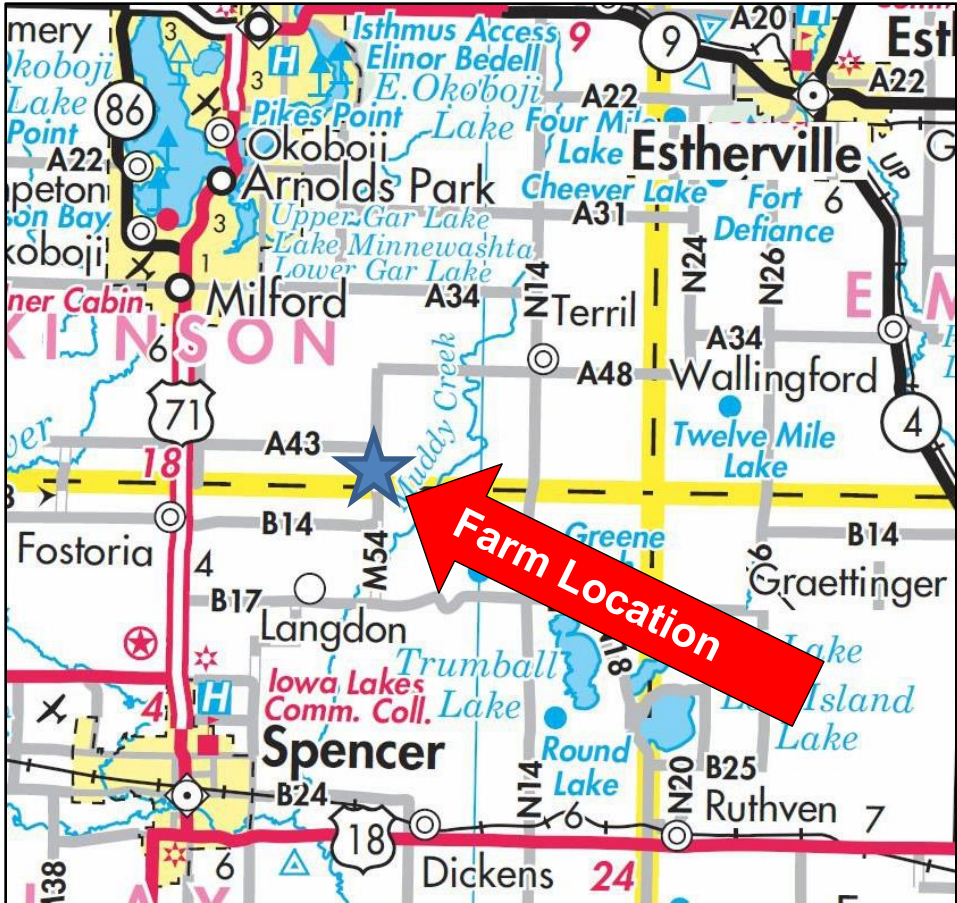
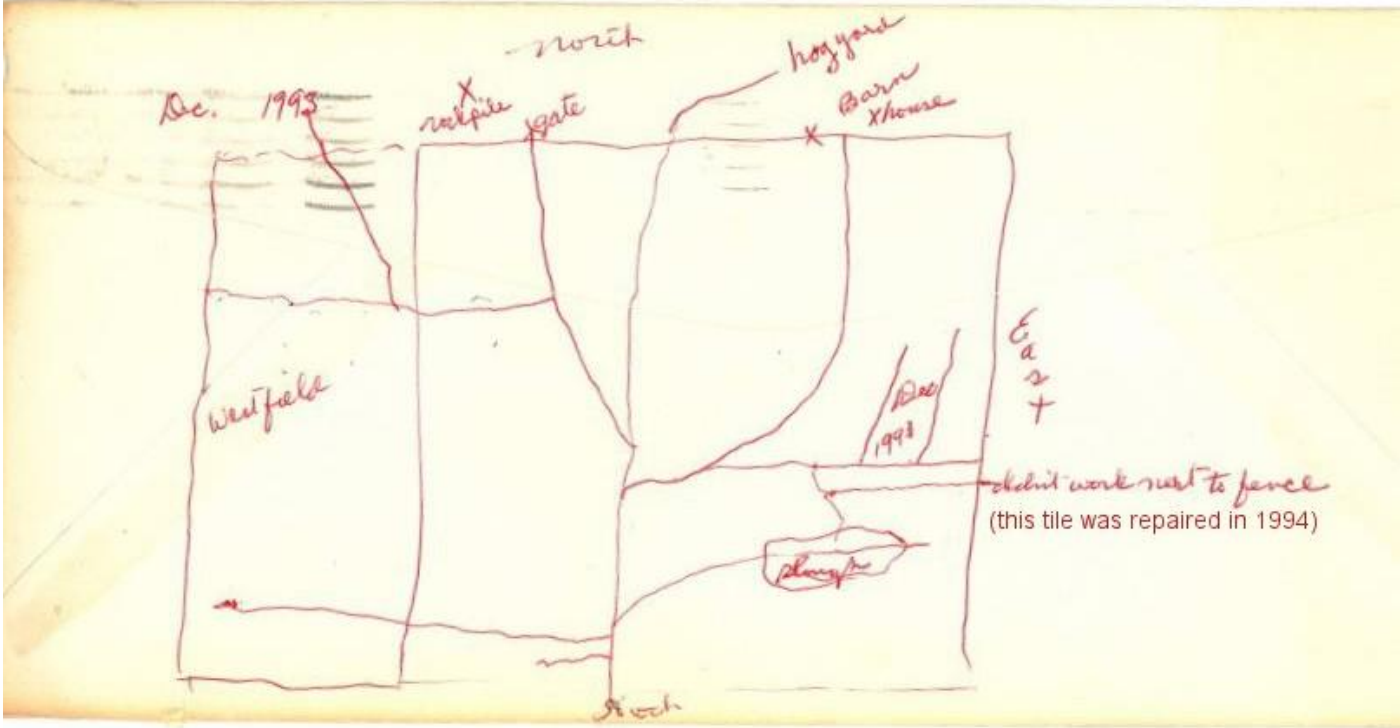
Jon Hjelm, ALC Broker 712-240-3529

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.

Clague Farm Tile Map
(information provided by owner)



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