

Large attractive all tillable farm with a new improved tile outlet

# LAND AUCTION

## 390.6 Acres Pocahontas County Section 10 Lake Township



Outstanding lease for 2014-2015

73.9 CSR

**Thursday - August 8, 2013 - 10:00 am**

**Pocahontas Expo Center, Pocahontas Co. Fairgrounds, Pocahontas, Iowa**

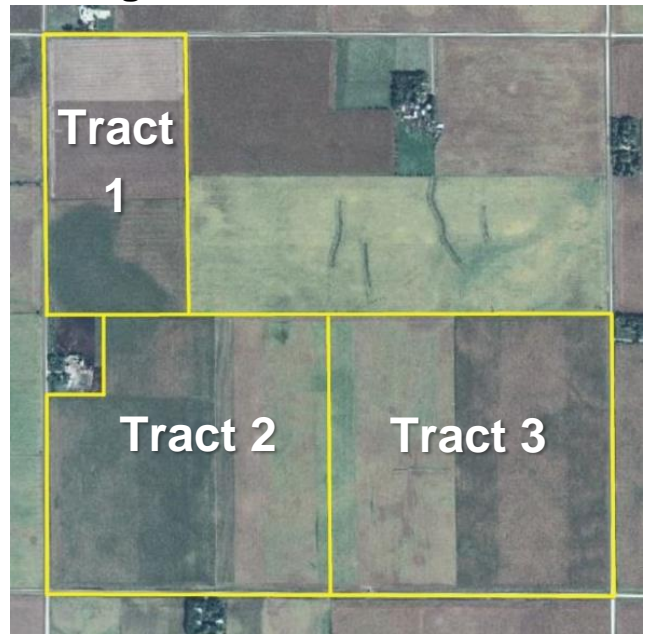
### Tract 1 – 80 acres

**Legal:** W1/2 NW1/4 Section 10-91-31, Pocahontas Co.

**Description:** Tract 1 is a nearly level to very gently rolling attractive all tillable farm. Tract 1 contains 76.6 FSA crop acres (est) all in one rectangular field.

**Soils:** Nicollet, Calcousta, Knoke, Canisteo, Harps, Webster, Clarion **CSR 71.4**

**RE Taxes:** \$1280 annually



### Tract 2 – 150.6 acres

**Legal:** SW1/4 Section 10-91-31, Pocahontas Co., minus a building site

**Description:** Tract 2 is a very gently rolling attractive all tillable farm. Tract 2 contains 145.4 FSA crop acres (est) all in one large field.

**Soils:** Clarion, Webster, Nicollet, Canisteo **CSR 76.6**

**RE Taxes:** \$3392 annually

### Tract 3 – 160 acres

**Legal:** SE1/4 Section 10-91-31, Pocahontas Co.

**Description:** Tract 3 is a gently rolling all tillable productive farm. Tract 3 contains 154.2 FSA crop acres (est) all in one large field.

**Soils:** Clarion, Webster, Calcousta, Canisteo, Knoke, Nicollet, Harps **CSR 72.8**

**RE Taxes:** \$2952 annually

### FSA Information

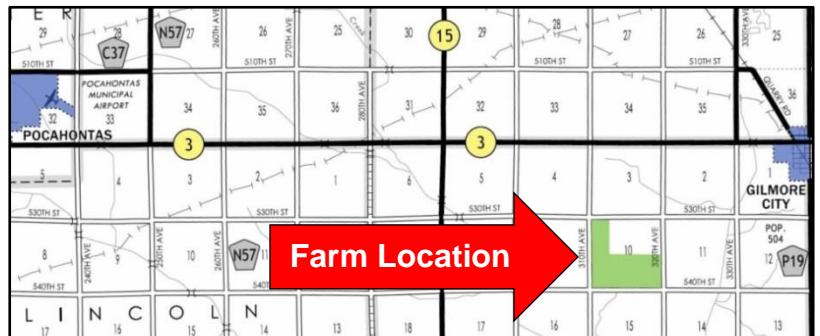
Cropland acres	376.32
Corn base acres	187.5
Corn Direct / CC Yield	127 / 145
Soybean Base acres	183.3
Soybean Direct / CC Yield	37 / 44
Oat Base acres	1.3
Oat Direct / CC Yield	82 / 69

**Method of Sale:** Choice of any or all tracts

**Possession:** At close, subject to a lease for the 2014 & 2015 crop years.

**Terms:** 10 percent down sale day with balance due at close November 1, 2013

**Brokers Note:** Land buyers, here is your opportunity to buy a great all tillable farm in the Pocahontas/Gilmore City area. Outstanding cash lease for 2014 and 2015. A new large tile drainage outlet was installed in 2012.



Call us for more information. Tile, soil maps, aerial photos available.



**Farm Real Estate**  
Spencer, IA 712-262-3529

### Auctioneers

Jon Hjelm, ALC & Chuck Sikora  
712-240-3529 712-260-2788

[theacreco.com](http://theacreco.com)

**No. 1 ranked farmland website on Google**

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 Seller 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.