

Outstanding all tillable Central Iowa farm

LAND AUCTION

79.6 Acres Greene County, IA Section 16 Franklin Township



79.6 acres
LAND AUCTION
WED. AUGUST 14TH
 AUCTIONEERS
 CHUCK SIKORA
 260-2788
ACRE CO
 712-262-3529 • theacreco.com

85.2 CSR

Wednesday - August 14, 2013 - 10:00 am
Clover Hall Exhibit Building - Greene County Fairgrounds
at 601 East Lincoln Way, Jefferson, Iowa

Farm Location: Just west of Cooper, IA on E57, or
 from Jefferson, IA - five miles south and one mile east

Legal: East Half (E1/2) of the Northwest Quarter (NW1/4) Section Sixteen (16), Township Eighty-two (82) North, Range Thirty (30) West of the 5th PM, Greene County, Iowa, minus a small acreage.

Description: Selling will be a rectangular shaped all tillable tract containing an estimated 76.7 acres of very gently rolling cropland all in one large field. A 12" county tile crosses the southern end of the farm providing an outlet for drainage (tile map on back of flyer). The farm is bordered on the north by blacktop E57 (300th Street), and on the east by Orchard Avenue, a gravel road.

Soils: Nicollet, Clarion, Canisteo, Webster, Okoboji **Ave CSR 85.2**



FSA Information (combined with W1/2 NW1/4)	
Cropland acres	151.32
Corn Base acres	75.6
Corn Direct / CC Yield	126 / 147
Soybean base acres	75.5
Soybean Direct / CC Yield	36 / 46

RE Taxes: \$2150.00 annually. Taxes prorated to January 1, 2014

Terms: 10 percent down sale day, balance due November 1, 2013

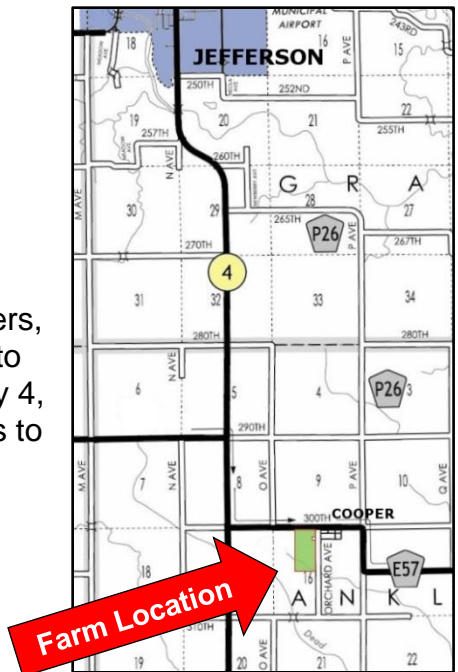
Possession: At close, subject to the current lease for 2013.

Brokers Note: The ACRE Co. is pleased to be offering this good looking, all tillable farm with an 85 CSR at public auction. Land buyers, here is a great opportunity to purchase an attractive outstanding 80 to add to your existing land holdings. Conveniently located just off Hwy 4, this farm is centrally located in southern Greene County, with access to many surrounding area grain markets. See you sale day!

For more information, call Chuck Sikora 712-260-2788

**Janet Adamson, Martha Klinzman,
 Judy Johnson – owners**

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



Farm Real Estate
 Spencer, IA 712-262-3529

Auctioneers

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

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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 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.



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