

Great Iowa farmland investment opportunity

# LAND AUCTION

## 40 Acres Palo Alto County Section 18 Ellington Township

Hwy 4  
Location

Available for the 2014 crop season

**Wednesday - August 28, 2013 - 10:00 am**

**Mallard Community Center, Mallard, Iowa**

**Location:** One mile north of Mallard on Highway 4; or 9 miles south of Emmetsburg on Highway 4

**Legal:** Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) Section Eighteen (18), Township Ninety-four (94) North, Range Thirty-two (32) West of the 5<sup>th</sup> PM, Palo Alto County, IA

**Description:** The Johnson farm is an inside rectangular shaped tract of level farmland. The farm contains 34.88 FSA crop acres in two fields divided by a main county dredge that crosses the farm providing outlet for drainage. A large 30" county tile crosses the north portion of the farm. The farm is bordered on the west by Hwy 4. Driveways providing access off Hwy 4 are located on both sides of the dredge.

**Soils:** Talcot, Calco, Linder

**Ave CSR 65.6** (County Assessor)      **61.3** (Agridata)



FSA Information	
Cropland acres	34.88
Corn Base acres	26.4
Corn Direct / CC Yield	126 / 133
Soybean Base acres	8.5
Soybean Direct / CC Yield	30 / 36

**RE Taxes:** \$746.00 annually. Taxes prorated to January 1, 2014.

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

**Possession:** At close, subject to the balance of the 2013 crop lease.

**Brokers Note:** The ACRE Co. is pleased to be offering the Johnson farm at public auction. The county main dredge, county tile, and additional private tile, including new drainage tile installed 8 years ago, all make a productive farm with depreciation. The crop on this farm has been one of the best looking corn fields we've seen this summer in Northwest Iowa. Land Buyers – Here is a great, well-drained smaller tract of land with underrated soils that would make a neat addition to any farming operation or land rental opportunity.

**William and Rebecca Johnson – owners**

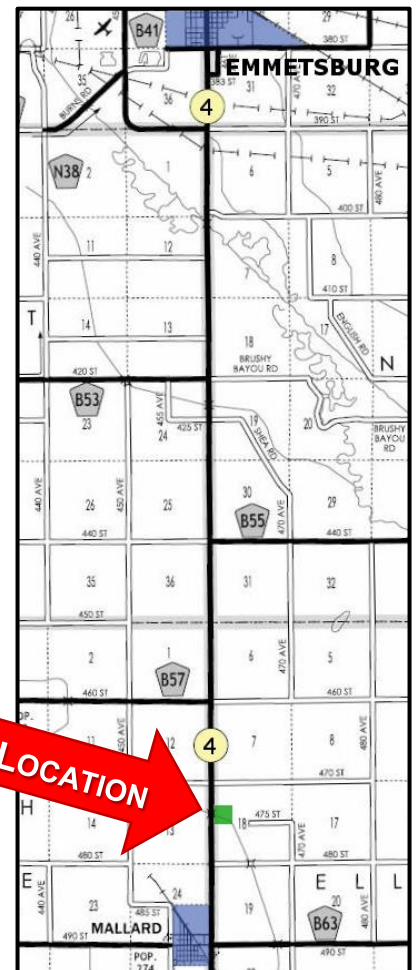
**Attorney:** John D. Brown, Attorney at Law, Emmetsburg, IA



**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 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.