

Jans Real Estate Inc and The ACRE Co present

# LAND AUCTION

## 160.6 Acres Dickinson County

Section 4 Lloyd Township



2 all tillable tracts

**Thursday - September 5, 2013 - 10:00 am**

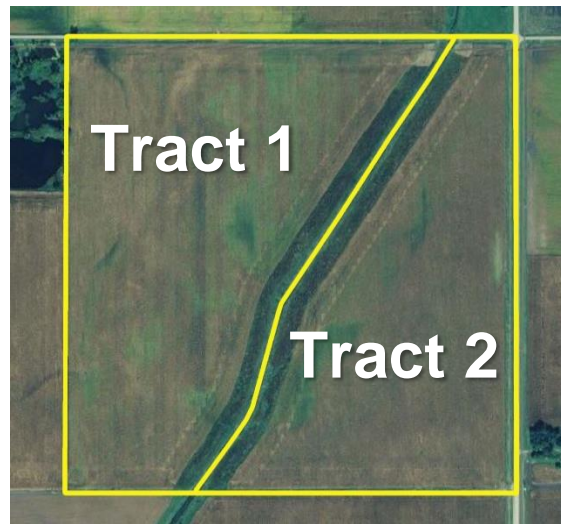
**Terril Community Library, Terril, Iowa**

**Location:** From Terril – 1 ½ mi north on N14; or from Milford – 9 mi east on A34, then ½ mi north on N14  
**Legal:** Northeast Quarter (NE1/4) of Section Four (4), Township Ninety-eight (98), Range Thirty-five (35) West of the 5<sup>th</sup> P.M., Dickinson County, Iowa. The farm will be surveyed by sale day.

### Tract 1 89.9 Acres m/l

**Description:** Tract 1 is an inside, nearly level to very gently rolling all tillable tract of farmland. Tract 1 contains 86.2 FSA acres of cropland including 8.4 acres enrolled in CRP. Drainage Ditch #5, also known as Muddy Creek, borders Tract 1 on the east providing excellent access for outlet. Tract 1 is bordered on the north by gravel road 210<sup>th</sup> St.

**Soils:** Nicollet, Estherville, Cylinder, Clarion, Webster, Talcot, Biscay, Okoboji **Ave CSR 53.1**  
**RE Taxes:** \$1001 annually (est)



### Tract 2 70.7 Acres m/l

**Description:** Tract 2 is a nearly level to gently rolling all tillable tract of farmland. Tract 2 contains 65.6 FSA acres of cropland including 8.4 acres enrolled in CRP. Drainage ditch #5, also known as Muddy Creek, borders Tract 2 on the west providing excellent access for outlet. Tract 2 is bordered on the east by county road N14 and on the north by gravel road 210<sup>th</sup> Street.

**Soils:** Clarion, Nicollet, Webster, Clarion-Storden, Biscay, Cylinder, Talcot **Ave CSR 59.6**  
**RE Taxes:** \$762 annually (est)

### FSA Information (combined)

|                                       |           |
|---------------------------------------|-----------|
| Cropland acres                        | 151.8     |
| Corn Base acres                       | 72.6      |
| Corn Direct / CC Yield                | 117 / 137 |
| Soybean Base acres                    | 59.9      |
| Soybean Direct / CC Yield             | 31 / 37   |
| CRP 16.8 ac @ \$159.84/ac exp. 9/2022 |           |

**Terms:** 10 percent down sale day, balance due at close November 15, 2013.

**Possession:** At close, possession is available for the 2014 crop season.

**Method of Sale:** Successful bidder will have choice of either tract or both tracts.

**Northwestern College – Owner**  
Orange City, IA

**Attorney:** Bradley DeJong,  
Klay Law Office, Orange City, IA

**Brokers Note:** Jans Real Estate Inc. and The ACRE Co. are pleased to be offering the Northwestern College farm at public auction. Located in the Iowa Great Lakes region in the Terril/Superior/Milford area, both all tillable tracts will make either an excellent land investment or a great addition to any farming operation. Sale is subject only to approval of Seller the day of the auction. We look forward to seeing you sale day!



### Real Estate Brokers and Auctioneers:

**The ACRE Co. Spencer, IA**  
Jon Hjelm      Chuck Sikora  
712-240-3529    712-260-2788  
**712-262-3529    theacreco.com**

**Jans Real Estate Inc. Sioux Center, IA**  
Ben Jans  
712-722-4466 (office) 712-441-2068 (cell)  
**homesinsiouxcenter.com**

The Owner reserves the right to reject any and all bids. The ACRE Co. and Jans Real Estate Inc. represent 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. or Ben Jans/Jans Real Estate Inc.