

Great looking all tillable Pocahontas County farm

LAND AUCTION

94.6 Acres Pocahontas County Section 18 Sherman Township

74.7 CSR

Available for the 2014 crop season

Wednesday - October 16, 2013 - 10:00am

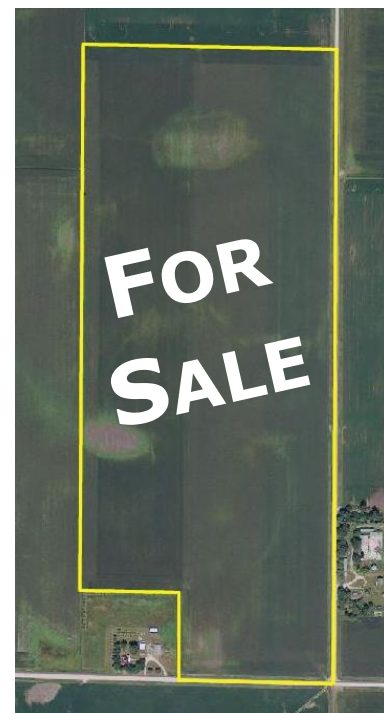
Pocahontas Expo Center, Pocahontas Co. Fairgrounds, Pocahontas, IA

Location: From Pocahontas – 3 mi north on Hwy 4, 5 mi west on C29, & ½ mi south on 170th Ave
From Laurens – 3 ½ mi south on N28, 4 mi east on C29, & ½ mi south on 170th Ave

Legal: The South Half of the Southeast Quarter of the Northeast Quarter (S1/2 SE1/4 NE1/4) and the East Half of the Southeast Quarter (E1/2 SE1/4) all in Section Eighteen (18), Township Ninety-two (92) North, Range Thirty-three (33) West of the 5th PM, Pocahontas County, Iowa, minus a 5.4 acre acreage.

Description: The Plantz farm is an attractive, nearly level to very gently rolling all tillable tract of farmland. The farm contains 90 FSA crop acres all in one large field. The Plantz farm consists of quality reputation soils. The farm is bordered by two gravel roads, 490th Street on the south and 170th Avenue on the east.

Soils: Canisteo, Webster, Nicollet, Clarion, Okoboji, Harps **CSR 74.7**



FSA Information		Cropland Acres	90.03
Corn Base acres	52.6	Soybean Base acres	37.2
Corn Direct / CC Yield	126 / 126	Soybean Direct / CC Yield	37 / 37

Taxes: \$2,364 annually. Taxes prorated to 1-1-2014

Terms: 10 percent down sale day, balance due at close 12-18-2013

Possession: At close. Available for the 2014 crop season.

Broker's Note: The ACRE Co. is pleased to be offering this long time family owned all tillable farm. The Plantz farm is located just southwest of Ware, close to grain markets in the diverse livestock and cash grain area near Pocahontas, Laurens, Havelock, and Albert City. Land Buyers, don't miss this opportunity to purchase this outstanding Pocahontas County farm. See you sale day!

Joe and Sonja Plantz - owners



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

Attorney: Donald Beneke, Pocahontas, IA

Auctioneers:

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

theacresco.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 to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information gathered herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The ACRE Co.