

Great all tillable farm offered by Iowa's Land Auctioneer

LAND AUCTION

140 Acres Pocahontas County Section 32 Sherman Township



Thursday - November 14, 2013 - 10:00 am

Expo Center, Pocahontas Co. Fairground, Pocahontas, Iowa

Location: From Pocahontas – 4 mi west on Hwy 3, 1 mi north on 180th Ave, & ¼ mi west on 510th St

Legal: West Half of the Northeast Quarter (W1/2 NE1/4) and the East Half of the Northwest Quarter except the west 20 acres (E1/2 NW1/4 exc W 20), Section Thirty-two (32), Township Ninety-two (92) North, Range Thirty-three (33) West of the 5th PM, Pocahontas County, Iowa.

Description: The Plantz farm is an inside, nearly level to very gently rolling, all tillable farm. The farm contains 138 FSA crop acres (est) all in one large field. Bordered on the north by 510th Street.

Soils: Canisteo, Webster, Clarion, Okoboji, Nicollet
Plantz whole farm average **CSR 74.9**

	Tract 1	Tract 2
Total acres	80	60
Crop acres (est)	79	59
CSR	75.3	74.4
Taxes	\$1,616	\$1,564

FSA Information (combined)	
Cropland acres	230.1
Corn Base acres	120.9
Corn Direct / CC Yield	126 / 126
Soybean Base acres	109.2
Soybean Direct / CC Yield	37 / 37

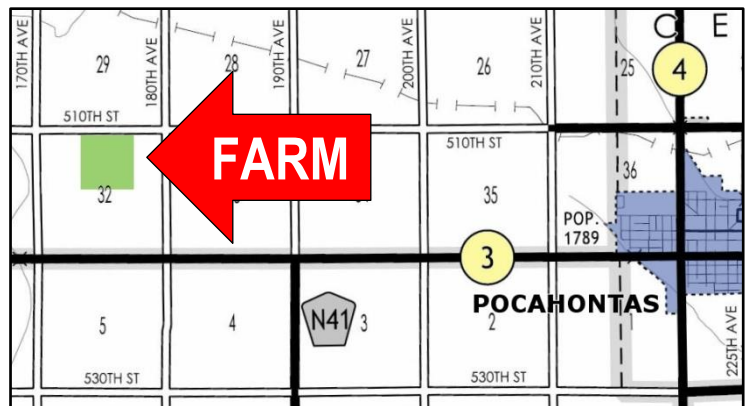


Method of Sale: Successful bidder will have choice of either tract or both tracts.

Terms: 10 percent down sale day.
Balance due at close 12-18-2013.

Possession: At close. Farm is available for the 2014 crop season

Broker's Note: The ACRE Co. is pleased to be offering the Plantz farm at public auction. This good looking, inside, all tillable farm will make a great farmland investment or addition to any family farming operation. See you sale day!



Gerald and Kay Plantz - owners

Attorney: Donald Beneke
Beneke Law Office, Pocahontas, Iowa

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



Farm Real Estate
Spencer, Iowa 712-262-3529

theacrecoco.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.