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 contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The ACRE Co.

FSA Information

- Cropland acres: 79.8
- Corn Base acres: 41.0
- Corn Direct / CC Yield: 122 / 122
- Soybean Base acres: 36.7
- Soybean Direct / CC Yield: 41 / 41

For Sale

83 Acres O’Brien County
Section 24 Hartley Township

Wednesday - December 11, 2013 - 10:00 am
Hartley Community Center, Hartley, Iowa

Location: From Hartley – 3 miles east on Hwy 18 & 1 ½ miles north on Yew Ave
From Everly – From Barb’s Corner, 4 miles west on Hwy 18 & 1 ½ miles north on Yew Ave

Legal: The South Half of the Northeast Quarter (S1/2 NE1/4) and the North Forty-nine and One-half feet (49.5’) of the North Half of the Southwest Quarter (N1/2 SW1/4) of Section Twenty-four (24), Township Ninety-seven (97) North, Range Thirty-nine (39) west of the 5th PM, O’Brien County, Iowa.

Description: The Krahling farm is an inside, nearly level, all tillable rectangular tract. A deeded, 3-acre, 49.5 ft wide strip of tillable land from gravel road Yew Ave provides access to the 80 acres. A shallow, shaped waterway crosses the west 1/3 of the farm. A 14” county tile provides a drainage outlet for the farm. Several hundred feet of private pattern tile are installed along the east end of the tract. (See tile maps on back)

Soils: Fairhaven, Afton, Primghar, Colo, Cylinder, Biscay, Sac, Galva, Marcus Ave CSR 65.5

RE Taxes: $1,662 annually
Terms: 10 percent down sale day, balance due at close January 16, 2014. A power transmission line easement is planned along the south boundary of the property. The power line easement payment of $44,950 will go to buyer.
Possession: At close. Farm is available for the 2014 crop season

Broker’s Note: Land Buyers, what a great opportunity to own an attractive, all tillable, inside tract of land close to grain markets and the ethanol plant in the Hartley/Everly area. With a proposed power line easement payment and rental income, this farm could be a great land investment or addition to your farming operation. Take a drive back and see this good-looking farm. See you sale day!

David & Char Krahling - owners

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