

Excellent farmland investment opportunity

LAND AUCTION

77 Acres Dickinson County Section 25 Excelsior Township

Great wind income!

Wednesday - November 20, 2013 - 10:00am

Lake Park Community Center, 903 South Market Street, Lake Park, Iowa

Location: From Lake Park – 2 miles east on Hwy 9, then 4 miles south on M34

From Milford – 6 mi west on A34, then 2 ½ mi north on M34

Legal: West Half of the Northwest Quarter (W1/2 NW1/4) Section Twenty-five (25), Township Ninety-nine (99) North, Range Thirty-eight (38) West of the 5th PM, Dickinson County, Iowa, minus parcels A & B.

Land Description: The Winger farm is a productive farm with a mixture of cropland, CRP, wind income and wildlife features. The farm contains 49.4 FSA crop acres(est). A strip of CRP runs diagonally dividing the tillable acres into two fields of 22.9 and 26.5 acres. A wind turbine is located in the center of the farm. A 6-acre wetland is on the east part of the farm, and an additional small area of CRP is in the southeast portion of the farm. The farm is bordered on the west by M34 and on the north by A22.

Soils: Canisteo, Nicollet, Clarion, Augusta Lake-Estherville, Okabena

Cropland acres Average CSR 70.8



FSA Information (combined)	Cropland acres	144.36
Corn Base acres	Corn Direct / CC Yield	113 / 127
Soybean Base acres	Soybean Direct / CC Yield	32 / 38
CRP 16 acres	12.3 ac @ \$161.04/ac, 2010-2020	
	3.7 ac @ \$146.70/ac, 2003-2017	

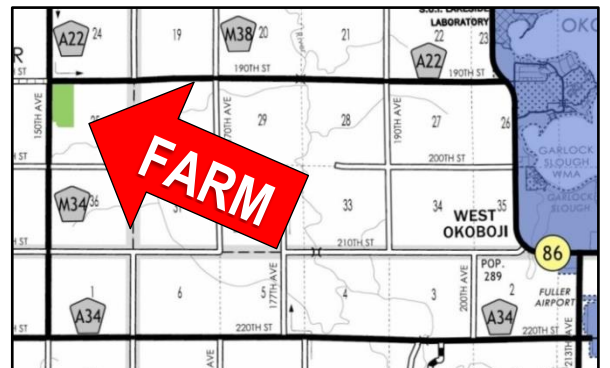
Taxes: \$1066 annually (est). Taxes prorated to 1-1-2014

Terms: 10 percent down sale day. Balance due at close December 27, 2013.

Possession: At close. Farm is available for 2014.

Broker's Note: The ACRE Co. is pleased to be selling the Winger Dickinson County farm. Land Buyers, check out this unique blend of productive cropland & CRP, plus a wind turbine providing an additional \$8500 annual income. This farm offers great diverse income and outdoor recreation opportunities. See you sale day!

Eric and Lois Winger – owner



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

Attorney: Chris Bjornstad, Spencer, IA
Cornwall, Avery, Bjornstad, & Scott

Auctioneers:

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

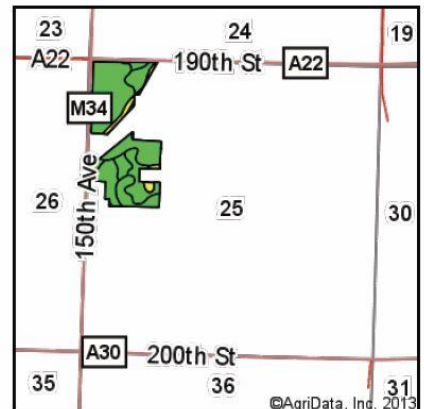
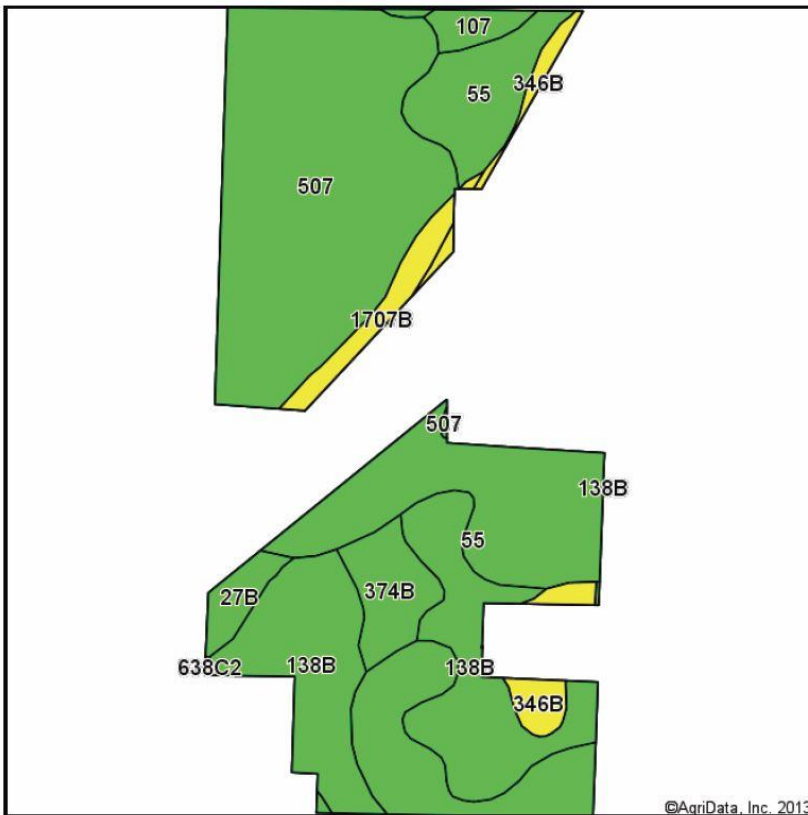
theacresco.com

No. 1 ranked farmland website on Google

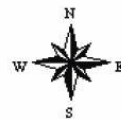
The Owner reserves the right to reject any and all bids. Jon Hjelm / The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information gathered herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.



Soils Map-CSR(as of 1/21/12)



State: **Iowa**
 County: **Dickinson**
 Location: **25-99N-38W**
 Township: **Excelsior**
 Acres: **49.42**
 Date: **11/19/2013**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
507	Canisteo silty clay loam, 0 to 2 percent slopes	16.99	34.4%		Ilw	71	180	58
55	Nicollet loam, 1 to 3 percent slopes	15.03	30.4%		I	73	183	59
138B	Clarion loam, 2 to 5 percent slopes	10.79	21.8%		Ile	73	183	59
374B	Okabena silty clay loam, 1 to 5 percent slopes	2.08	4.2%		I	73	184	59
346B	Augusta Lake-Estherville complex, 2 to 5 percent slopes	1.48	3.0%		Ills	40	139	45
1707B	Delft-Terril complex, 1 to 5 percent slopes	1.34	2.7%		Ile	59	165	53
27B	Terril loam, 2 to 5 percent slopes	0.93	1.9%		Ile	71	181	58
107	Webster silty clay loam, 0 to 2 percent slopes	0.74	1.5%		Ilw	70	179	57
Weighted Average						70.8	180	58

**IA is currently updating the CSR values for each county to CSR2.

Note: ALL soils information on this page is dated 1/21/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.