

All tillable farm west of the Lakes on Hwy 9

LAND AUCTION

92.4 Acres Dickinson County Section 3 Lakeville Township



Tuesday - November 26, 2013 - 10:00am

Expo Center, Dickinson County Fairgrounds, Spirit Lake, Iowa

Location: 1 ½ miles west of Vick's corner on Highway 9

Legal: West Half of the Northwest Quarter (W1/2 NW1/4) of Section Three (3), Township Ninety-nine (99) North, Range Thirty-seven (37) West of the 5th PM, Dickinson County, Iowa

Description: The Ford farm is an attractive, very gently rolling, all tillable rectangular productive tract of farmland. The farm contains 88.2 FSA crop acres all in one large field. The majority of the Ford farm is located in Drainage District #18. The farm is bordered on the north by Highway 9 and on the west by 190th Avenue.

Soils: Clarion-Storden, Webster, Nicollet, Omsrud-Storden, Belview, Okoboji, Delft-Terril, Okabena, Clarion **Ave CSR1 58.5** (Surety) **Ave CSR2 79.8** (NRCS web soil survey 10/20/2013)



FSA Information	
Cropland acres	88.2
Corn Base acres	44.1
Corn Direct / CC Yield	107 / 126
Soybean Base acres	44.1
Soybean Direct / CC Yield	34 / 41

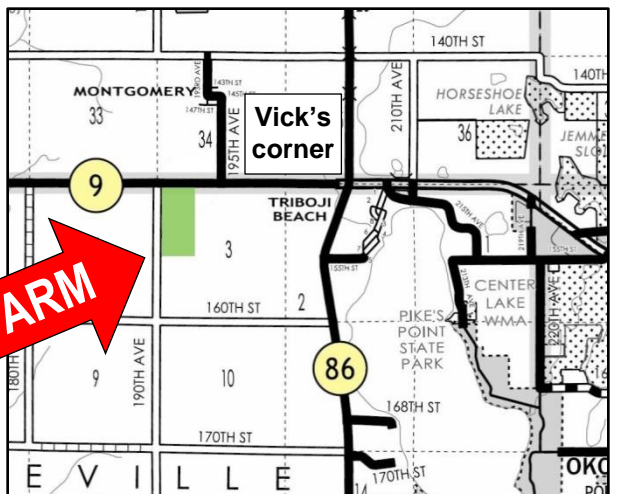
Taxes: \$1118.00 annually. Taxes prorated to 1-1-2014.

Terms: 10% down sale day, balance due at close
January 22, 2014

Possession: At close. Available for 2014 crop season.

Broker's Note: The ACRE Co. is pleased to be offering the Ford farm at public auction. Land Buyers, here is your chance to buy this good looking Dickinson County farm in the heart of the Iowa Great Lakes area between Spirit Lake and Lake Park. This farm would make a great land investment or addition to any family farming operation. See you sale day!

Jay Ford - owner



Farm Real Estate
Spencer, Iowa 712-262-3529

theacresco.com

No. 1 ranked farmland website on Google

Attorney: Jim Lohman, Denison, IA

Auctioneers:

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

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.