The Owner reserves the right to reject any and all bids. The ACRE Co. & Moberg Ia
Realty represent the Seller at this auction. This sale is subject to the approval of the Seller the day of the auction.

Any announcements mad sale day will supersede all printed material. Information
contained herein is gathered from sources deemed reliable but cannot be guaranteed by
The ACRE Co. or Moberg Iowa
Realty.

North Farm
440 Acres

South Farm
568 Acres

Large Farm with Cropland, CRP, & Timber
- Gently rolling tract – the best Southern Iowa has to offer
- Picturesque overviews and wooded hillsides and draugh
- Owned and managed by true outdoor enthusiasts
- Excellent road access, nearly surrounded by gravel roads
- Located just south of Hwy 34, one half mile west of P64
- Nationally renowned reputation dog trial site
- Outstanding upland bird hunting
- Hunting rights leased by Thunder Ridge Outfitters
- Excellent equestrian farm with miles of riding
- Camper sites on North Farm for trials, camping, and hunting
- 662.66 FSA cropland acres, balance in grass & woodlands

Taxes: North Tract - $4236 annually; South Tract - $6962 annually
Taxes will be prorated to January 1, 2014
Method of Sale: Successful bidder will have choice of either or both tracts.
Terms: 10 percent down sale day. Balance due at close April 30, 2014.
Possession: Possession will be available at close April 30, 2014.

Broker’s Note: The ACRE Co. and Moberg Iowa Realty are pleased to be selling
Union County Bird Dog Ranch at public auction. Land Buyers and Sportsmen,
here is your chance to buy a large, well cared for, contiguous attractive blend of
rolling cropland, CRP, grassland, and trees. Convenient location south of Thayer.
Call us for more information or check out our websites.

Union County Bird Dog Ranch, LLC - owner
Attorney: Eric Bidwell, Rutherford & Bidwell Law Office, Marshalltown, IA

Land Auction
Union County Bird Dog Ranch
1008 Acres offered in 2 Tracts
Thayer, Iowa Sections 22, 27, & 34 Jones Township

Saturday - March 22, 2014 - 10:00 am
Auction Location: Afton Community Center, Afton, IA

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Jon Moberg 515-689-0528 • Jim Routh 641-344-6926

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Farm Real Estate
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theacreco.com
Jon Hjelm 712-240-3529 • Chuck Sikora 712-260-2788

This Center reserves the right to reject any and all bids. The ACRE Co. & Moberg Iowa Realty represent the seller at this auction. This sale is subject to the approval of the seller the day of the auction.
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North Farm - 440 Acres m/l
Sections 22 & 27 Jones Township
268.89 FSA crop acres (Blue)
Includes 194.96 acres CRP (Yellow)
$199.77/acre 2013-2023

South Farm – 568 Acres m/l
Section 34 Jones Township
393.77 FSA crop acres (Blue)
Includes 50.46 acres CRP (Yellow)
$199.77/acre 2013-2023