The Owner reserves the right to reject any and all bids. 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 The ACRE Co.

Wednesday - October 8, 2014 - 10:00 am
Masonic Lodge Hall, 121 West 2nd Street, Sutherland, Iowa

Farm Location: 3 miles east of Sutherland on 470th Street (1 mile south of B53)

Legal: A tract of land in Section Fourteen (14), Township Ninety-four (94) North, Range Thirty-nine (39) West of the 5th PM, O’Brien County, Iowa. Complete legal to be taken from abstract.

Description: Selling will be a large, irregularly shaped tract of O’Brien County land. The Kennedy farm consists of productive quality cropland, wooded hill sides, rolling hay land, and bottomland containing cropland, grassland, and creek land. The farm has 144.46 FSA crop acres in numerous fields. The largest two fields of 37 and 44 acres are planted to corn. Two fields of alfalfa have 18 and 12 acres on the west side of the farm. Three jagged tracts of trees are located in the center part of the farm. The Waterman Creek meanders through the bottomland on the west side of the farm. The farm is bordered by 470th Street on the north, Wilson Avenue on the west, and Yew Avenue on the east.

Cropland soils: Galva, Spillco, Spillville, Terril, Salida, Primghar

Ave CSR 67 Ave CSR2 82.8

FSA Information
Cropland acres 144.46
Corn Base acres 74.8
Corn Direct / CC Yield 126 / 126
Soybean Base acres 39.0
Soybean Direct / CC Yield 40 / 40
CRP 3.2 ac @ 109.90/ac 2007-2017
3.1 ac @ 213.2 / ac 2009-2019
13.9 ac @ 193.92/ac 2010-2020


Terms: 10 percent down sale day, balance due at close.

Possession: Possession is available for the 2015 crop season.

Broker’s Note: The ACRE Co. is pleased to be selling this absolutely outstanding tract of Northwest Iowa farmland. With its top quality cropland, rustic wooded land, mowed alfalfa side hills, and grass-lined creek bottom, this could be one of the best cared-for farms we’ve ever had the opportunity to sell. Land Buyers, you need to see this farm located in the heart of the historic Hogsbacks to appreciate what you have the opportunity to buy. We look forward to seeing you sale day!

Randy and Carol Kennedy – owners
Attorney: Ross Barnett - Abend, Roth, & Russell, Urbandale, IA

Auctioneers: Jon Hjelm, ALC 712-262-3529 & Chuck Sikora 712-260-2788
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