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 announcement 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.

Friday - November 7, 2014 - 10:00 am
American Legion Post 162, 212 W Robbins St, Graettinger, Iowa
Location: From Graettinger - 2 mi south on Hwy 4, 2 mi west on B17, then ¼ mi north on 400th Ave.

Legal: The North Half of the Southeast Quarter (N1/2 SE1/4) and the East Half of the Northeast Quarter of the Southwest Quarter (E1/2 NE1/4 SW1/4) of Section 13-97-34, Palo Alto County, Iowa, except a 4.91 acre acreage. Farm has been surveyed and will be sold times surveyed acres. A 20’ easement crosses the farm to the acreage.

Description: The Williamson farm is an inside, all tillable, rectangular tract of farmland. 97.83 FSA crop acres are all in one large field, including 4 acres of CRP. The cropland is gently rolling with a CSR of 73.1. The 4.91 acre acreage is not included in this sale. The farm is bordered by 400th Ave. on the east.

Soils: Clarion, Nicollet, Webster, Canisteo
Ave CSR 73.1 Ave CSR2 85.2

Terms: 10 percent down sale day, balance due at close December 15, 2014.
Possession: At close, subject to the current lease. Farm is available for the 2015 crop season. Buyer may do fall tillage after the crops are harvested.

Broker's Note: The ACRE Co. is pleased to be selling the Williamson farm at public auction. Land Buyers, here is an opportunity to buy an attractive, all tillable, gently rolling tract of Palo Alto County farmland located close to grain markets in Graettinger, Terril, Ruthven, and soybean and ethanol plants at Emmetsburg. We look forward to seeing you sale day!

Betty Williamson Estate – owner

FSA Information
Cropland acres 97.83
Corn Base acres 63.1
Corn Direct / CC Yield 118 / 118
Soybean Base acres 29.60
Soybean Direct / CC Yield 35 / 35
CRP: 4 acres @ $162.71/acre, exp. 2015

For Sale

Attorney: Michael Bovee
Montgomery, Barry, & Bovee, Spencer, IA
Auctioneers:
Jon Hjelm, ALC & Chuck Sikora
712-240-3529    712-260-2788

Acre co
Farm Real Estate
Spencer, IA 712-262-3529
theacreco.com No. 1 ranked farmland website on Google

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