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.

**LAND AUCTION**

**62 Acres Dickinson County**

**Section 13 Center Grove Township**

Wednesday - October 28, 2015 - 10:00 am

Expo Center, Dickinson Co. Fairgrounds, Spirit Lake, IA

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**Legal:** A tract of land in Section Fourteen (13), Township Ninety-nine (99) North, Range Thirty-six (36) West of the 5th PM, Dickinson County, IA. Complete legal to be taken from the abstract. The farm contains 62 acres, more or less

**Description:** The Pierson-Olson farm is an all tillable nearly level to gently rolling tract of farmland. The farm contains 56.92 FSA crop acres all in one field surrounding a 1 acre bin site and a wetland marsh owned by the State of Iowa. The farm is bordered by 175th Street on the north, 270th Avenue on the west, and 272nd Street on the east.

**Soils:** Clarion-Storden, Nicelot, Webster, Clarion

<table>
<thead>
<tr>
<th>CSR 61.8</th>
<th>CSR2 81.3</th>
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</thead>
<tbody>
<tr>
<td>FSA Information (combined)</td>
<td></td>
</tr>
<tr>
<td>Cropland acres</td>
<td>159.95</td>
</tr>
<tr>
<td>Corn Base acres</td>
<td>80.4</td>
</tr>
<tr>
<td>Corn PLC Yield</td>
<td>141</td>
</tr>
<tr>
<td>Soybean Base acre</td>
<td>79.5</td>
</tr>
<tr>
<td>Soybean PLC Yield</td>
<td>44</td>
</tr>
</tbody>
</table>

**RE Taxes:** $804 annually. Taxes prorated to January 1, 2016.

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

**Possession:** At close January 20, 2016. Possession is subject to a 50/50 crop share lease for the 2016 crop season.

**Broker’s Note:** The ACRE Co. is pleased to be selling the Pierson-Olson farm at public auction. Farmers and Sportsmen, here is a great opportunity to buy a quality all tillable farm with a bin and building site for depreciation. Land Buyers here is a rare tract of income producing farmland with a premiere recreational location in the heart of the Iowa Great Lakes area. See you in Spirit Lake sale day!

**Barbara Pierson Estate & Margaret Olson - owners**

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**Attorney:** Michael Bovee
Montgomery, Barry & Bovee, Spencer, IA

**Auctioneers:**
Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788

Call The ACRE Co. to sell your farm!

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Farm Real Estate
Spencer, IA 712-262-3529
theacreco.com

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Soils Map-CSR2

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