

LAND AUCTION

325.9 Acres Dickinson County Section 9 Richland Township



Outstanding farm offered in two quarters

Wednesday - December 16, 2015 - 10:00 am

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

Legal: West Half (W1/2) of Section Nine (9), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th PM, Dickinson County, Iowa. Farm has been surveyed and contains 325.9 acres.

Description: The Strobe Trust farm is an attractive all tillable nearly level to very gently rolling farm. The farm contains 313.93 FSA crop acres in two fields. A county dredge crosses the North Tract on the west side providing outlet for drainage. The farm is located in County Drainage District #2. The farm is bordered on the north by 160th Street, on the west by 300th Avenue, and on the south by 170th Street.

Soils: Clarion, Nicollet, Webster, Canisteo, Delft-Terril, Okoboji, Crippin, Clarion-Storden **CSR 71 CSR2 87**

North Tract - 165.6 Acres

158.1 tillable (per survey)

CSR 70 CSR2 86.2

RE Taxes: \$2352 annually

South Tract - 160.3 Acres

156.3 tillable (per survey)

CSR 72 CSR2 87.8

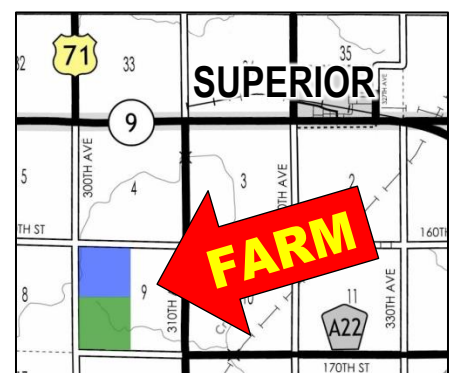
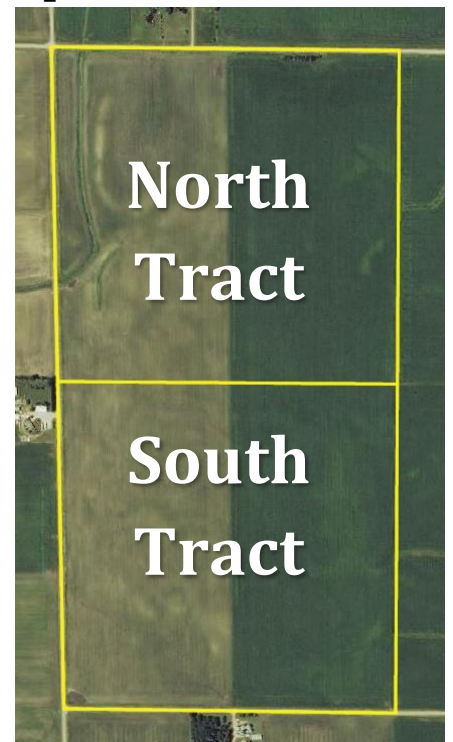
RE Taxes: \$2520 annually

Method of Sale: Choice of both tracts will be offered for sale. Successful Bidder will have choice of either tract or both tracts.

Terms: 10 percent down sale day, balance due at close February 10, 2016. Taxes will be prorated to January 1, 2016. Buyer will be responsible for paying for fall tillage and applied fertilizer at close. Farm has been surveyed and will be sold times surveyed acres.

Possession: At close, subject to the balance of the 2015 lease. Farm is available for the 2016 crop season.

FSA Information	
Cropland acres	313.93
Corn Base acres	157.2
Corn PLC Yield	157.2
Soybean Base acres	133.1
Soybean PLC Yield	50



Broker's Note: The ACRE Co. is pleased to be offering the Strobe Trust farm at public auction. Land Buyers, here is your chance to buy an outstanding farm located close to grain markets in Superior, Estherville, and Terril, and the ethanol plant in Superior. The Strobe Trust farm has great reputation soils and would make an excellent addition to any farming operation. We look forward to seeing you sale day !

Elvin and Norma Strobe Revocable Trust - owner



**Farm Real Estate
Spencer, IA 712-262-3529**

theacrecoco.com

Attorney: Earl Maahs

Maahs and Walleck, Spirit Lake, Iowa

Auctioneers:

Jon Hjelm, ALC

712-240-3529

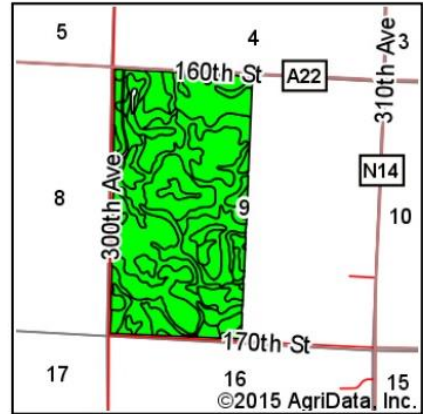
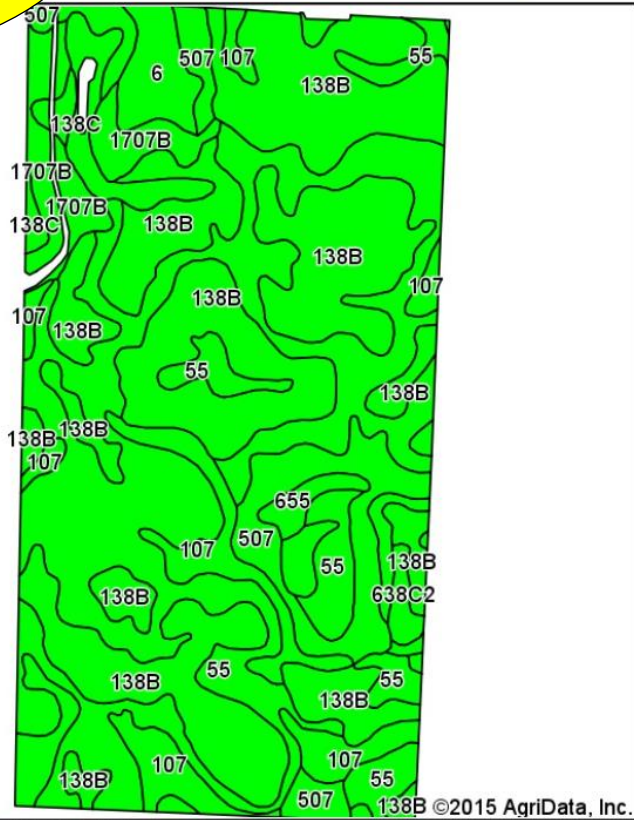
Chuck Sikora

712-260-2788

Call The ACRE Co. to sell your farm !

Reputation Soils!

Soils Map-CSR2



State: **Iowa**
 County: **Dickinson**
 Location: **9-99N-35W**
 Township: **Richland**
 Acres: **313.93**
 Date: **11/18/2015**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA059, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138B	Clarion loam, 2 to 6 percent slopes	123.08	39.2%		Ile	89	73
55	Nicollet clay loam, 1 to 3 percent slopes	106.49	33.9%		Iw	89	73
107	Webster clay loam, 0 to 2 percent slopes	26.44	8.4%		IIw	86	70
507	Canisteo clay loam, 0 to 2 percent slopes	24.00	7.6%		IIw	84	71
1707B	Delft-Terril complex, 1 to 5 percent slopes	13.47	4.3%		IIw	78	59
138C	Clarion loam, 6 to 10 percent slopes	7.34	2.3%		IIIe	84	67
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.13	2.3%		IIIw	59	43
655	Crippin loam, 1 to 3 percent slopes	3.97	1.3%		Iw	89	71
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.01	0.6%		IIIe	75	52
Weighted Average						87	71

The Owner reserves the right to reject 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.