LAND AUCTION

219.7 Acres Buena Vista County
Section 3 Brooke Township

Great Peterson Area Farm

Wednesday - January 27, 2016 - 10:00 am
American Legion, 101 East 2nd Street, Peterson, Iowa

Legal: A tract containing the South Half of the Northwest Quarter (S1/2 NW1/4) and the Southwest Quarter (SW1/4) minus two small tracts, all in Section 3-93-38, Brooke Township, Buena Vista County. Farm contains 219.73 acres.

Description: The Molgaard Farm is large, inside tract of Buena Vista County land. The farm consists of a blend of prime cropland and great timber. The farm contains 132.7 FSA crop acres all in one large field. The new survey indicates 129.86 crop acres. A big secluded sidehill tract of grass and timber containing over 80 acres is located on the south end of the Molgaard farm. A 44’ x 62’ metal clad pole building is located along 420th Street. The farm is bordered on the north by South River Road (420th Street).

Soils: Galva, Primghar, Storden, Sac

Cropland CSR 76.4 Cropland CSR2 95.6

FSA Information

- Cropland acres: 132.7
- Corn Base acres: 90.27
- Corn PLC Yield: 116
- Soybean Base acres: 35.37
- Soybean PLC Yield: 33


Terms: 10 percent down sale day with signing of the purchase agreement, balance due at close March 10, 2016.

Possession: At close. Possession of the Molgaard farm is subject to a crop share lease for 2016 crop season.

Broker’s Note: The ACRE Co. is pleased to be selling the Molgaard farm at public auction. Located on top of the ridge just south of the historic town of Peterson, the Molgaard farm offers outstanding upland tillable farmland and a secluded wooded grassy hillside. For more information, contact The ACRE Co. or check out our website. We look forward to seeing you in Peterson sale day!

Richard & Anna Molgaard - owners

Attorney: Chris Bjornstad
Cornwall, Avery, Bjornstad, Scott & Davis, Spencer, IA

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

Call The ACRE Co. to sell your farm!

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.
Molgaard Land Auction - January 27, 2016

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