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.

Legal: The Northeast Quarter (NE1/4) of Section Thirteen (13), Township Ninety-six (96) North, Range Twenty-six (26) West of the 5th PM, Hancock County, Iowa.

Description: The Hatten farm is an attractive nearly level farm. The farm contains 152.8 crop acres (est) all in one large field. A drainage ditch borders the farm on the west. The farm is bordered by 260th Street to the north and Grant Avenue to the east. The farm will be surveyed by sale day.

Soils: Spicer, Harcot, Fieldon, Okoboji, Ridgeport, Mayer, Webster, Corwith

CSR 64 CSR 64.6

FSA Information (East Half Section 13 combined)

Cropland acres 302.41

Corn Base acres 170 Corn PLC Yield 164

Soybean Base acres 131.6 Soybean PLC Yield 43

RE Taxes: $2912 annually. Taxes will be prorated to January 1, 2017.

Terms: 10 percent down sale day. Balance due at close on December 8, 2016.

Possession: At close December 8, 2016. Farm is available for the 2017 crop season.

Broker’s Note: The ACRE Co. is pleased to be selling the Hatten farm at public auction. Land buyers here is an opportunity to purchase a nearly all tillable attractive productive Hancock County farm. For more information, contact The ACRE Co. We look forward to seeing you sale day!

Hatten Farm 1 LLC - owner

Attorney: Barry Sackett
Sackett Law Firm, Spencer, IA

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

Call The ACRE Co. to sell your farm!

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