Legal: The East Half of the Southwest Quarter (E1/2 SW1/4) and the West Half of the Southeast Quarter (W1/2 SE1/4) of Section Twelve (12), Township Ninety-five (95) North, Range Thirty-four (34) West of the 5th PM, Palo Alto County, Iowa.

Description: The Harvey farm is an inside tract with a combination of cropland, pasture, and building site. The farm contains 131.2 FSA crop acres in two large fields. The majority of the cropland consists of excellent soils with good productivity ratings. The balance of the farm, 27.89 acres, consists of pasture, ponds, and an improved building site with an older farm house, barn, and crib. The western part of the farm is in Drainage District 23. The farm is bordered on the south by 410th Street.

Cropland soils: Webster, Clarion, Clarion-Estherville, Nicollet, Canisteo, Okoboji, Harps, Hawick, Klossner, Storden

CSR2 75.6  CSR 63.7

FSA Information  Cropland acres  131.2
Corn Base acres  65.2  Soybean Base acres  63.2
Corn PLC Yield  156  Soybean PLC Yield  51

Terms: 10 percent down sale day, balance due at close December 20, 2018. Seller to keep all rents for 2018.
Possession: At close, subject to the balance of the lease for 2018. Farm is available for the 2019 crop season.

Broker’s Note: The ACRE Co. is pleased to be offering the Harvey farm at public auction. Land Buyers, here is a great opportunity to buy a farm with cropland plus a good pasture with ponds. Whether you’re a cattleman looking for grass, or just looking for a good land investment, check out the Harvey farm. You’ll be impressed with the cropland and the grassy views overlooking the ponds. See you sale day!

Richard and Karen Harvey - Owners
Attorney: Todd Buchanan, Buchanan, Bibler, Gabor & Meis, Emmetsburg, IA

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.
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