

LAND AUCTION

160 Acres Dickinson County Section 12 Milford Township



All tillable farm on A34

Thursday - January 16, 2020 - 10:00 am

Auction Location: Terril Library, Terril, IA

Legal: Northeast Quarter (NE1/4) of Section Twelve (12), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th PM, Dickinson County, Iowa. The farm will be surveyed to establish the center line of the quarter.

Description: The Smith farm is an all tillable nearly level to very gently rolling farm. The farm contains 156.79 FSA crop acres all in one large field. The farm is bordered on the north by A34 and on the east by 280th Avenue.

Soils: Nicollet, Clarion, Canisteo, Crippin, Okoboji

	West Tract	East Tract
Acres m/l	80	80
Crop acres (est)	79	77.79
CSR2	85.3	84.9
RE Taxes	\$1798	\$1744

Method of Sale: Successful bidder will have the choice of the West Tract, the East Tract, or both tracts.

Terms: 10 percent down sale day, balance due at close 2-20-2020. Taxes will be prorated to 1-1-2020.

Possession: At close. Possession is available for the 2020 crop season.

FSA Information (whole farm)		Cropland acres	156.79
Corn Base acres	92	Soybean Base acres	61.6
Corn PLC Yield	140	Soybean PLC Yield	46



Broker's Note: The ACRE Co. is pleased to be selling the Smith farm at public auction. Land Buyers, here is a productive, good looking farm on county road A34. Whether you're looking for an 80 or a quarter, don't miss this chance to buy this Dickinson County farm located between Milford and Terril. We look forward to seeing you sale day!

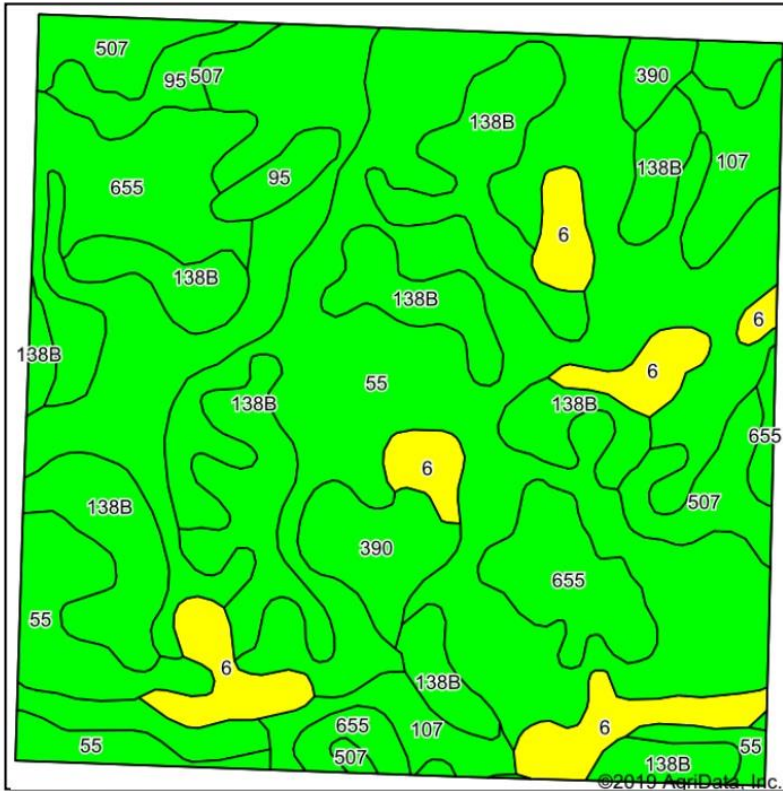
Owners: Lana Sensenig,
Susann Hamdorf, and Paul Smith



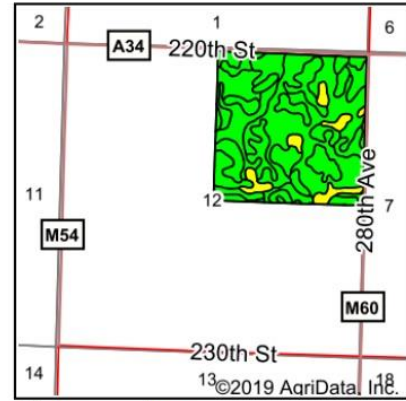
Farm Real Estate
Spencer, Iowa 712-262-3529
theacresco.com

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678

Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Dickinson**
 Location: **12-98N-36W**
 Township: **Milford**
 Acres: **156.79**
 Date: **12/19/2019**



Area Symbol: IA059, Soil Area Version: 29							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	59.78	38.1%			lw	89 73
138B	Clarion loam, 2 to 6 percent slopes	32.47	20.7%			lle	89 73
507	Canisteo clay loam, 0 to 2 percent slopes	21.74	13.9%			llw	84 71
655	Crippin loam, 1 to 3 percent slopes	15.80	10.1%			le	91 71
6	Okoboji silty clay loam, 0 to 1 percent slopes	11.14	7.1%			lllw	59 43
107	Webster clay loam, 0 to 2 percent slopes	6.28	4.0%			llw	86 70
390	Waldorf silty clay loam, 0 to 2 percent slopes	5.48	3.5%			llw	69 59
95	Harps clay loam, 0 to 2 percent slopes	4.10	2.6%			llw	72 57
Weighted Average							85.1 69.4



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.