

Land Auction

140 Acres - Pocahontas Co Section 34 - Lincoln Township



Wednesday - November 30, 2011 - 10:00 am
Palmer Community Building, Palmer, Iowa

Location: 1 mile north of Palmer on N57; or 5 miles south of Pocahontas on Hwy 4 then 4 miles east on C49 (570th St.) then ½ mile south on N57 (260th Ave.)

Legal: Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4); and the Southeast Quarter (SE1/4) minus the South 60 acres all in Section Thirty-four (34), Township Ninety-one (91) North, Range Thirty-two (32) West of the 5th PM, Pocahontas Co., Iowa.

Description: We will be offering this all tillable inside nearly level tract of productive farmland. The farm contains 139 crop acres (estimated). The tillable crop acres are all in one large contiguous field. The farm has reputation soils with an 80.7 CSR. The farm is bordered on east by a hard road - county road N57 (260th Ave.)

Soils: Webster, Nicollet, Canisteo, Clarion and Okoboji **Ave. CSR 80.7**

FSA Information (combined w/ South 60 acres)

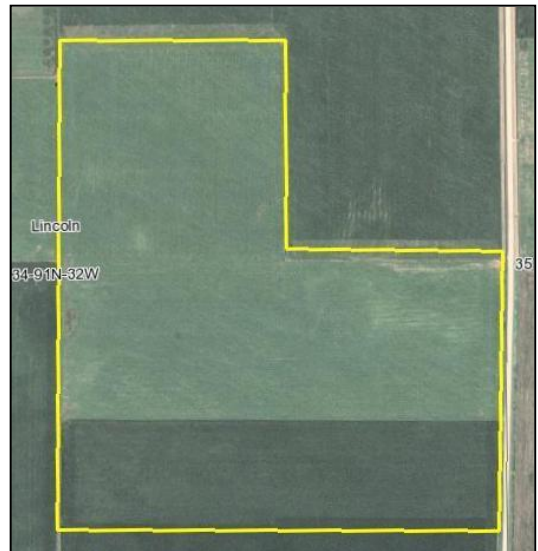
Cropland acres	193.1
Corn Base acres	96.0
Corn Direct / CC Yield	142 / 142
Soybean Base acres	97.1
Soybean Direct / CC Yield	33 / 33

RE Taxes: \$ 3374.00 - prorated to January 1, 2012

Possession: At close subject to lease til 3/1/2012.

Terms: 10 percent down sale day. Balance due at close on or before December 22, 2011.

Brokers Note: The Acre Co. is pleased to be offering this outstanding 140 acre farm at public auction. Land Buyers - here is your chance to buy this good looking all tillable Pocahontas County farm located southeast of Pocahontas - just north of Palmer with great soils and a CSR of 80.7 on a hard surface road. This sale is subject only to the approval of the Sellers at the auction. Sale will be held just south of the farm in Palmer at the Palmer Community Building. See you sale day!



Bradford Barnes & Southwick Living Trust, owner
(former Marguerite Betzer farm)

Attorney: Steve Hendricks, Hendricks Law Office, Rockwell City, Iowa

Auctioneer: Jon Hjelm / **The ACRE Co** Spencer, Iowa
Chuck Sikora

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