

Land Auction

160 Acres – Buena Vista Co Section 21 - Brooke Township Cropland and Pasture South of Peterson



Available for the 2012 crop season

Wednesday – February 22, 2012 - 10:00 am
Midwest Christian Services Gym, 4509 20th Ave., Peterson Iowa

Location: From Peterson – 4 miles south on M27 then 1 ½ miles east on 450th Street
The Christensen farm is 1 ½ miles east of the Midwest Christian Services facility.

Legal: Northeast Quarter (NE1/4), Section Twenty-one (21), Township Ninety-three (93) North,
Range Thirty-eight (38) West of the 5th PM, Buena Vista County, Iowa

Description: We will be offering this inside rectangular quarter section of Buena Vista Co. land consisting of a blend of cropland and grass pasture with small wooded areas. The tillable cropland contains 80.4 acres of productive nearly level to gently rolling farmland in four fields. The fields are 46.3, 17.5, 13.3, and 3.3 acres. The balance of the farm is 79.7 acres of quality pasture land including a pond, a creek and several wooded areas. Almost all of the pasture is in one large field. The Christensen farm is bordered on the north by gravel road 450th Street.

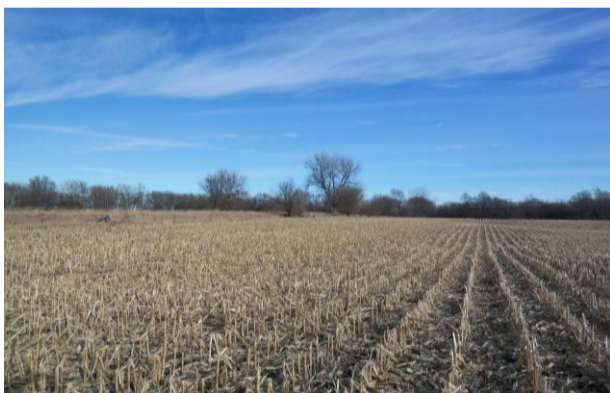
Cropland Soils: Galva, Sac, Lester, Primghar, Storden **Ave. CSR 66.7**



Possession: At close, available for the 2012 crop season.
Terms: 10 percent down sale day. Balance due at close on
or before March 28, 2012.
RE Taxes: \$2,286.00 Prorated to January 1, 2012

FSA Information:

Cropland acres	80.4
Corn Base acres	51.2
Corn Direct / CC Yield	123 / 123
Soybean Base acres	15.2
Soybean Direct / CC Yield	34 / 34
Conservation Reserve acres	13.3



Brokers Note: The Acre Co. is pleased to be selling this outstanding Buena Vista Co. quarter section of productive cropland and pasture. Land buyers, the Christensen farm offers both a great farmland investment opportunity plus outdoor wildlife - all in a remote picturesque setting. You need to take a serious look at this farm. Possession is open and available the 2012 crop season. This sale is subject only to the approval of the Sellers at the auction. For more information, check out our website theacreco.com or call Jon Hjelm 712-240-3529 We look forward to seeing you sale day!



John and Clark Christensen, owners

Attorney: Hugh Perry, Perry Law Office, Storm Lake, Iowa

Auctioneer: Jon Hjelm

The ACRE Co. Spencer, Iowa

Chuck Sikora

712-262-3529 theacreco.com

The Owner reserves the right to reject any and all bids.

Jon Hjelm/The ACRE Co. represents the Sellers at this auction. This sale is subject only to the approval of the Seller the day of the auction. Any announcements made sale day will supercede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The ACRE Co.