Land Auction

240 Acres – Two Tracts
235 Acres Farmland – 5 Acre Acreage
Section 30 - Logan Township

Wednesday - May 11, 2011  10:00 am
Dickens Community Center, Dickens, Iowa

Location: 1/2 mile north and 1/2 east of Gillett Grove on blacktop B53 (430th St.)

Legal: Northeast Quarter (NE1/4) and the East Half (E1/2) of the Northwest Quarter (NW1/4) of Section Thirty (30), Township Ninety-five (95), Range Thirty-five (35) West of the 5th PM Clay Co., Iowa.

Farmland contains 235 acres more or less.

Land Description: An inside rectangular tract of farmland varying from nearly level cropland to rolling grass pasture sidehills and timberland. The 121.2 total crop acres are in various size fields. The balance of the Orwig farm is in pasture and timber. Elk Creek crosses the farm providing water for livestock and area wildlife. The farm is bordered on the north by blacktop B53 (430th St.). The improved 5.1 acre acreage to be sold separately immediately following farmland sale.

RE Taxes: $ 3630.00 - farmland (est.)
$ 428.00 - acreage (est.)

Soils: Terrill, Ransom, McCreath, Colo, Sac, Clarion, Moneta, Wadena and minor areas of Gillett grove, Okoboji & Storden-Omsrud

Ave. Cropland CSR 68.1

FSA Information:
- Cropland acres 121.2
- Corn Base acres 61.6
- Corn Direct / CC Yield 177 / 128
- Soybean Base acres 59.4
- Soybean Direct / CC Yield 37 / 45

Possession: Cropland subject to lease for 2011. All cash rents for 2011 go to Buyer.

Method of Sale: The farmland will be sold first. The acreage will be sold after the farmland.

Terms: 10 percent down sale day. Balance due at close on or before June 15, 2011.

Brokers Note: The ACRE Co. is pleased to be selling the Orwig farm at auction. Land buyers, cattlemen, and sportsman take a good look at this very unique offering. The Orwig property offers tiled cropland, large gravel hillsides, meandering creek and private wooded land full of deer and wildlife; all located on a hard road with several potential building sites with scenic overviews. This sale is subject only to the approval of the Sellers at the auction. See you sale day!

For more information call Chuck Sikora 712-260-2788

Ervin E. Orwig Revocable Trust and
Deanna R. Orwig Revocable Trust, owners

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*Realtors Land Institute member*

This sale is subject only to the approval of the Seller the day of the auction. The Owner reserves the right to reject any and all bids. 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 Heim/The ACRE Co.