

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.)
\$ 426.00 - acreage (est.)

Soils: Terril, 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	61.8
Corn Direct / CC Yield	117 / 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, cattleman, and sportsman take a good look
at this very unique offering. The Orwig property offers tiled cropland,
large grassy 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**

Attorney: Chris Bjornstad – Cornwall, Avery, Bjornstad & Scott, Spencer, IA

Broker / Auctioneer: Jon Hjelm / The ACRE Co., Spencer, Iowa 712-262-3529

Chuck Sikora 712-260-2788 Ben Hollesen 712-253-5779

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**** Realtors Land Institute member ****