

Land Auction

242.75 Acres - Dickinson Co.
3 tracts - 80.4 / 80.5 / 81.85 acres
Section 24 - Milford Township



Tuesday - June 28, 2011 - 10:00 am
Terril Library-Community Center, Terril, Iowa

Location: From Milford, 1 mile south on Hwy 71 and 5 miles east on 240th St. From Terril, 4 miles west on A48

Tract 1: 80.4 surveyed acres. North Half (N1/2) of Northwest Quarter (NW1/4), Section Twenty-four (24), Township Ninety-eight (98), Range thirty-six (36) West of the 5th PM, Dickinson Co., IA

Description: Nearly level all tillable farmland. Tract 1 contains 77.2 acres of cropland per survey all in one field. Tract 1 is bordered on the west by blacktop M54 (270th Ave) and on the north by blacktop A48 (240th St).

Soils: Nicollet, Crippin, Webster, Clarion, Waldorf, Canisteo, Okoboji **Ave. CSR 71.4**

RE Taxes: \$1270 / annually. Taxes prorated to July 1, 2011

Tract 2: 80.5 surveyed acres. South Half (S1/2) of Northwest Quarter (NW1/4), Section Twenty-four (24), Township Ninety-eight (98), Range thirty-six (36) West of the 5th PM, Dickinson Co., IA

Description: Nearly level all tillable farmland. Tract 2 contains 80.4 acres of cropland per survey all in one field. Tract 2 is bordered on the west by blacktop M54 (270th Ave)

Soils: Nicollet, Crippin, Clarion, Webster, Waldorf, Canisteo, Okoboji **Ave. CSR 71.4**

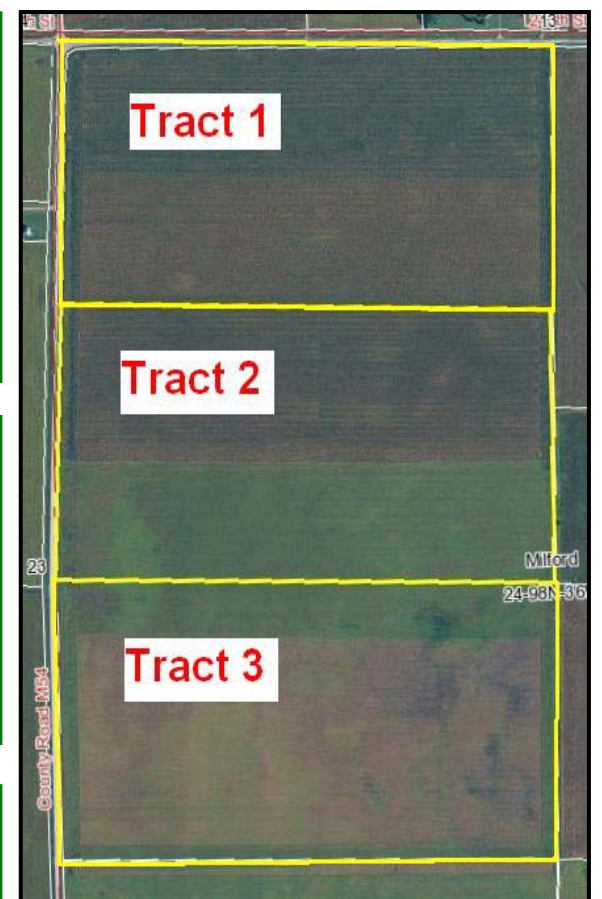
RE Taxes: \$1308 / annually. Taxes prorated to July 1, 2011

Tract 3: 81.85 surveyed acres. North Half (N1/2) of Southwest Quarter (SW1/4), Section Twenty-four (24), Township Ninety-eight (98), Range thirty-six (36) West of the 5th PM, Dickinson Co., IA

Description: Nearly level all tillable farmland. Tract 3 contains 80.6 acres of cropland per survey all in one field. Tract 3 is bordered on the west by blacktop M54 (270th Ave)

Soils: Canisteo, Nicollet, Okoboji, Webster, Crippin, Clarion **Ave. CSR 68.2**

RE Taxes: \$1248 / annually. Taxes prorated to July 1, 2011



FSA Information: combined

Cropland acres	237.1
Corn Base acres	119.7
Corn Direct / CC Yield	117 / 139
Soybean Base acres	117.4
Soybean Direct / CC Yield	34 / 40

Possession: Subject to lease for 2011 with 2nd half rent for 2011 going to the buyer.

Terms: 10 percent down sale day. Balance due at close on or before August 1, 2011



Brokers Note: Cotton-Grave Farm Management and The Acre Co. are pleased to be offering the Fyhrie Trust farm at auction. Land Buyers – here is your chance to buy your choice of the three tracts or any number of these attractive all tillable tracts of productive Dickinson Co. farmland with blacktop location. This sale is subject only to the approval of the Sellers at the auction. We look forward to seeing you sale day!

Fyhrie Living Trust, owners

Broker: John Cotton – Cotton-Grave Farm Management, Spencer, IA 712-262-6425

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

theacrecoco.com

Chuck Sikora