**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

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**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

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**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

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**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

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**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

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**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

**theacreco.com** Chuck Sikora

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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 John Cotton / Cotton-Grave Farm Mgmt. or Jon Hjelm/The Acre Co.