

Land Auction

320 Acres Dickinson County 2 Tracts - Diamond Lake Township



Tuesday – December 6, 2011 - 10:00am

Dickinson County Expo Center, Spirit Lake, IA

Location: From Lake Park, 1/2 mile north on M27 then 3-1/2 miles east on 125th Street. or 4 miles east on Hwy 9 then 2-1/2 miles north on 170th Avenue.

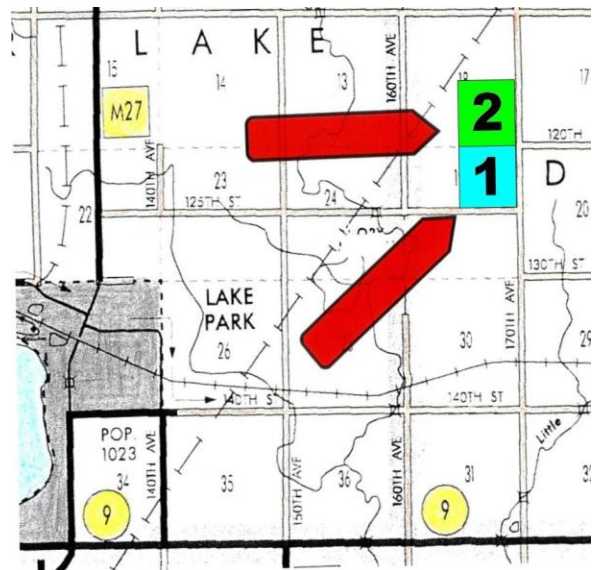
Tract 1 - 160 Acres m/l

Legal: Northeast Quarter (NE1/4) Section Nineteen (19), Township One Hundred (100) North, Range Thirty-seven (37) West of the 5th PM in Dickinson County, Iowa

Land Description: Nearly level to gently rolling improved rectangular tract of mostly tillable farmland. Tract 1 has 150.9 FSA crop acres all in one large field. Tract 1 has an older 45' x 63' pole machine shed and a small grove of trees. Tract 1 is bordered by gravel roads on the south (125th St.) and east (170th Ave.).

RE Taxes: \$ 2916.00 annually. Prorated to Jan. 1, 2012

Soils: Nicollet, Canisteo, Clarion, Waldorf, Okabena, Okoboji and Webster **Ave CSR 67.1**



Tract 2 - 160 Acres m/l

Legal: Southeast Quarter (SE1/4) Section Eighteen (18), Township One Hundred (100) North, Range Thirty-seven (37) West of the 5th PM in Dickinson County, Iowa

Land Description: Nearly level to gently rolling unimproved inside tract of all tillable farmland. Tract 2 has 159 FSA crop acres all in one large field and is bordered on the east by a gravel road (170th Ave.)

RE Taxes: \$ 2552.00 annually. Prorated to January 1, 2012

Soils: Nicollet, Canisteo, Waldorf, Okoboji, Clarion, Madelia, Webster and Harps **Ave. CSR 67.9**

FSA Information - Tract 1		Tract 2	
Cropland acres	150.9 est.	Cropland acres	159.0 est.
Corn Base acres	72.5 est.	Corn Base acres	77.0 est.
Corn Direct / CC yield	113 / 141	Corn Direct / CC yield	113 / 141
Soybean Base acres	72.5 est.	Soybean base acres	77.0 est.
Soybean Direct / CC yield	34 / 41	Soybean Direct / CC yield	34 / 41

Possession: at close on January 16, 2012. Available for the 2012 crop season.

Terms: 10 percent down day of sale. Balance at close on or before January 16, 2012.

Brokers Note: The ACRE Co. is pleased to be offering this productive Dickinson County farm. Land Buyers here is an auction of two adjacent quarter sections. Great opportunity to buy a rare contiguous half section with road on only two sides. Successful bidder will get their choice of either quarter sections or they can purchase both quarter sections. Top farmland investment or additional quarter to half section for your farming operation. Available for the 2012 crop season. See you sale day.

S. Vance Hjelm, Laramie Hjelm & Jens Hjelm, owners

Attorney: Mike Bovee, Montgomery, Barry and Bovee, Spencer, Iowa

Broker / Auctioneer: Jon Hjelm / **The Acre Co.**
Chuck Sikora

The ACRE Co, Spencer, IA

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.