

# Land Auction

## 320 Acres – Buena Vista Co Two Tracts - Section 26 - Lincoln Township



**Thursday – January 26, 2012 - 10:00 am**  
**Ag Partners Meeting Room, 30 East Main Street, Albert City, Iowa**

**Location:** From Junction of Hwy 3 & 71 - 4 miles east on Hwy 3. From Albert City – 2 miles south then 5 miles west on Hwy 3

**Tract 1:** Southeast Quarter (SE1/4), Section Twenty-six (26), Township Ninety-two (92) North, Range Thirty-six (36) West of the 5<sup>th</sup> PM, Buena Vista County, Iowa

**Tract 1 contains 160 acres more or less**

**Description:** Nearly level to gently rolling improved tract of farmland. Tract 1 has 149.2 acres (est.) of cropland in one large field. Tract 1 has two modern grain bins - 27' x 18'; and several older small grain bins. Tract 1 is bordered on the east by a gravel road 180<sup>th</sup> Ave. and on the south by Hwy 3.

**Soils:** Canisteo, Clarion, Nicollet, Okoboji, Wadena  
**Ave. CSR 71.7**

**RE Taxes:** \$ 3354.00 annual Taxes prorated to 1/1/12



**Tract 2:** Southwest Quarter (SW1/4), Section Twenty-six (26), Township Ninety-two (92) North, Range Thirty-six (36) West of the 5<sup>th</sup> PM, Buena Vista County, Iowa

**Tract 2 contains 160 acres more or less**

**Description:** Nearly level bare inside tract of farmland. Tract 2 has 150.9 acres (est.) of cropland in one large field plus two small filter strips containing 3.2 acres of CRP located along the open drainage ditch in the SW corner of the tract. Bordered on the south by Hwy 3.

**Soils:** Canisteo, Blue Earth, Dickinson, Talcot, Nicollet, Clarion, Okoboji, Harps  
**Ave. CSR 66.1**

**RE Taxes:** \$ 3132.00 annual Taxes prorated to 1/1/12

#### **FSA Information: combined**

Cropland acres	303.3
Corn Base acres	148.2
Corn Direct / CC Yield	133 / 151
Soybean Base acres	148.2
Soybean Direct / CC Yield	32 / 38
Conservation Reserve acres	3.2 @ \$ 216.80/ac

**Possession:** At close, subject to a 50/50 one-year crop share lease. Buyer to receive all rents for the 2012 crop season.

**Terms:** 10 percent down sale day. Balance due at close on or before February 28, 2012.

**Method of Sale:** Successful bidder will have the opportunity to purchase their choice of an individual tract or both tracts.

**Brokers Note:** The Acre Co. is pleased to be offering this attractive nearly all tillable Buena Vista County half section at auction. Land Buyers – Take your choice of these two very good looking productive quarter sections of farmland located on Highway 3, or you can take the entire half section. This sale is subject only to the approval of the Sellers at the auction. For more information, check out our website [theacrec.com](http://theacrec.com). We look forward to seeing you sale day!

For more information, call Jon Hjelm 712-240-3529

### **Owners**

**John Shreeves and Marie Shreeves Trust**  
**Nancy Young, Jane Yates, Kathryn Topping**

**Attorney:** Gary Armstrong, Mack, Hansen, Gadd, Armstrong & Brown, Storm Lake, IA

**Auctioneer:** Jon Hjelm / **The ACRE Co.**, Spencer, Iowa

712-262-3529 [theacrec.com](http://theacrec.com)  
Chuck Sikora

