

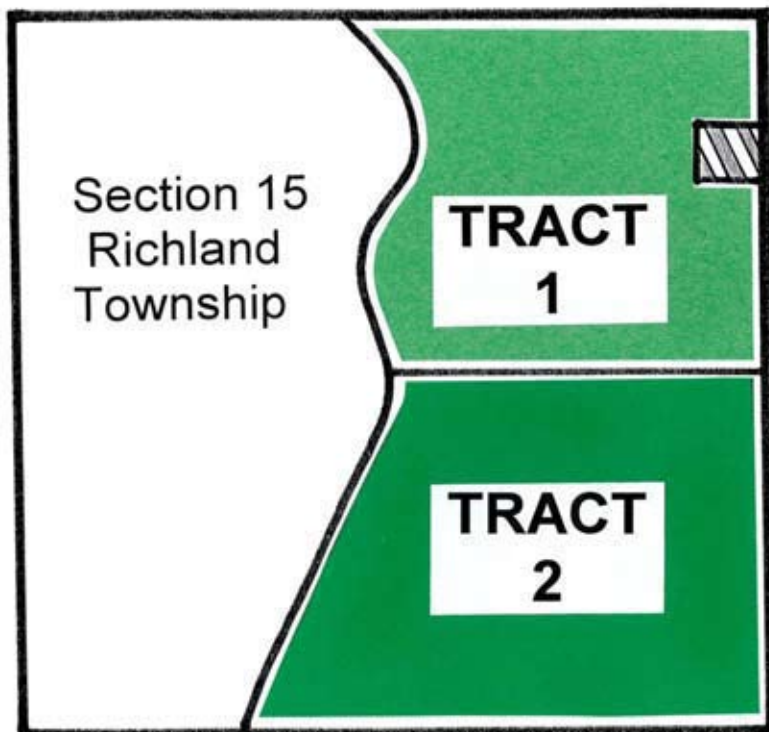
Land Auction

348.2 Acres - Dickinson Co. 2 tracts – Sec. 15 - Richland Township



Wednesday - August 17, 2011 - 10:00 am
Terril Community Library, Terril, Iowa

Location: 2 miles south of Superior on 320th Ave. or 6 miles north of Terril on County Rd N14 then 1 mile east on County Rd A22.
Legal: Two tracts of land lying east of the center of the Muddy Creek drainage ditch in Section Fifteen (15), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th PM, Dickinson County, Iowa. The improved 4 acre building site along 320th Ave. in Tract 1 is not included in this sale. The tracts to be surveyed and the exact legal to be taken from the survey and abstracts.
Land Description: A nearly level to gently rolling tract of all tillable farmland lying east of Muddy Creek, a county drainage ditch. The cropland is in three fields divided by two shallow crossable grass waterways. The majority of the tillable is in one huge field. A long narrow grass bird habitat and nesting area is located in the center of the tillable and can be removed and farmed. A CRP filter strip (expiring Sept. 2013) is located along Muddy Creek. An established windbreak of trees is located on the north part of Tract 1 along County Road A22. The farm has an extensive field drainage tile system installed including five sediment basins. Bordered on the north by County Road A22 and on the east by a gravel road 320th Avenue. Tracts to be surveyed by sale day.



Tract 1 156.8 acres 148.3 crop acres (estimate)

The North Half of Section 15 lying East of the center of the Muddy Creek drainage ditch in Section 15 99-35 minus a 4 acre building site.
Soils: Clarion, Nicollet and Webster, Wadena, Clarion-Storden, Okoboji, Talcot, Biscay and Canisteo. **CSR New 62.3 (Old 66.8)**
RE Taxes: \$2288.00 estimated. Taxes prorated to July 1, 2011.

Tract 2 191.4 acres 182.9 crop acres (estimate)

The South Half of Section 15 lying East of the center of the Muddy Creek drainage ditch in Section 15 99-35.
Soils: Clarion, Nicollet and Webster, Wadena, Clarion-Storden, Okoboji, Talcot, Biscay and Canisteo. **CSR New 61.2 (Old 66.9)**
RE Taxes: \$2903.00 estimated. Taxes prorated to July 1, 2011.

FSA Information: combined with the west part of Section 15 Richland

Cropland acres	593.3		
Corn Base acres	283.6	Corn Direct / CC Yield	113 / 122
Soybean Base acres	266.6	Soybean Direct / CC Yield	33 / 39

Method of Sale: The successful bidder will have the opportunity to purchase Tract 1 or Tract 2, or both Tract 1 and Tract 2.

Possession: Subject to a cash lease for 2011 crop season. Possession after the 2011 crops have been harvested.

Terms: 10 percent nonrefundable down payment on sale day. Balance due at close on or before September 15, 2011.

Buyer will receive the 2nd half of the cash lease for 2011 crop season.

Brokers Note: The Acre Co. is pleased to be selling this attractive all tillable farm owned by the Asher and Thomas family for three generations. Land buyers, here is an opportunity to purchase a large contiguous farm located just north of Terril in the Iowa Great Lakes area close to grain markets, including the ethanol plant and elevator at Superior two miles north. The Thomas farm has a high percent of tillable land with modern conservation practices including lots of drainage tile, sediment basins, a windbreak, CRP filter strip, and great tile outlet with Muddy Creek drainage ditch. Contact The ACRE Co for aerial photos, soil maps, and tile maps. Farmer or investor, here are two tracts of Iowa's best investment - farmland. See you sale day. Jon Hjelm

Michael J. Thomas, owner

Attorney: Mike Bovee - Montgomery, Barry & Bovee, Spencer, IA

Auctioneer: Jon Hjelm **The ACRE Co.** Spencer, IA

712-262-3529 theacresco.com

Chuck Sikora



Seller reserves the right to reject any and all bids. Jon Hjelm/The ACRE Co. represents the Seller 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 supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed.