

# Land Auction

## 76 Acres - Dickinson Co Section 34 – Diamond Lake Township



**Thursday, September 1, 2011 2:00 pm**  
**Expo Center, Dickinson Co. Fairgrounds, Spirit Lake, Iowa**

**Location:** just south of Montgomery, IA on Hwy A18 (195<sup>th</sup> Ave), or 1/4 mile north of Hwy 9

**Legal:** The North Half (N1/2) of the Southeast Quarter (SE1/4) in Section Thirty-four (34), Township One Hundred (100) North, Range Thirty-seven (37) West of the 5<sup>th</sup> PM, Dickinson Co., IA minus a 4 acre building site.

**Description:** An inside gently rolling all tillable tract of farmland on the blacktop just south of Montgomery. The Ford farm has 75.2 FSA crop acres in one field. The majority of the soils are Canisteo, Clarion, Nicollet and Okoboji. A 6 inch county tile crosses the west side of the farm providing access to drainage. The farm is bordered on the west by County Road Hwy A18. The improved acreage is not included in this land auction.

**Soils:** Canisteo, Clarion, Nicollet, Okoboji, Webster, Fostoria **Ave. CSR 67.2**

### FSA Information

|                           |           |
|---------------------------|-----------|
| Cropland acres            | 75.2      |
| Corn Base acres           | 37.6      |
| Corn Direct / CC Yield    | 107 / 126 |
| Soybean Base acres        | 37.5      |
| Soybean Direct / CC Yield | 34 / 41   |



**RE Taxes:** \$ 996.00 / annually estimated.  
Taxes prorated to January 1, 2012

**Possession:** This fall after the 2011 crops are harvested, subject to the remainder of the lease for the 2011 crop season.

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

**Brokers Note:** The Acre Co. is pleased to be offering this attractive Dickinson County farm at public auction located just south of Montgomery and one mile from West Lake Okoboji in the heart of the Iowa Great Lakes Region. The Ford farm is an all tillable productive farm on a hard road with a 67.2 CSR. This sale is subject only to the approval of the Sellers at the auction.

See you sale day! For more information contact: Jon Hjelm 712-240-3529

**Harold Ford Estate, owner**

**Attorney:** James Lohman

Reimer, Lohman & Reitz, Denison, IA

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

**712-262-3529 theacrecocom**

Chuck Sikora - Jeff Schmitz



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.