

Land Auction

80 Acres – O'Brien County Section 20 – Center Township



Tuesday – July 13, 2010 – 2:00 pm
Primghar Community Center, Primghar, Iowa

Location: From Primghar - 2 miles North on Hwy 59 then East 1 mile on blacktop B24 (360th St.) then South 1 mile on Sorrell Ave. and East 1/8 mile on 370th St..

Legal: East Half of the Southwest Quarter (E1/2 SW1/4) in Section Twenty (20), Township Ninety-six (96) North, Range Forty (40) West of the 5th PM, O'Brien Co. Iowa

Property Description: An attractive rectangular all tillable unimproved tract of gently rolling productive farmland. The tract contains 79.1 acres of cropland all in one large field. The farm is bordered on the south by a gravel road (370th St.).

FSA Information:

Cropland acres	79.1
Corn Base acres	48.4
Corn Direct / CC Yield	122 / 122
Soybean Base acres	30.7
Soybean Direct / CC Yield	37 / 37

Soils: Majority of soils are Primghar, Marcus, Ransom, Afton and Galva. **Ave. CSR 75.4**

Possession: At close subject to lease for 2010.

RE Taxes: \$ 1516.00 annually. Real Estate taxes prorated to January 1, 2011.

Terms: 10 percent down day of sale. Balance due at close on or before December 2, 2010.

Brokers Note: The Acre Company is pleased to be selling this all tillable O'Brien County farm at public auction. Land buyers, here is your opportunity to purchase an eighty in the Primghar, Sanborn, Hartley area located close to livestock and local grain markets, just eight miles to the Valero ethanol plant at Hartley. Outstanding addition to any farming operation or your land investments. This sale is subject to the approval of the Sellers at the auction.

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

Carol Forehand, Roger Ott & Mary Gilbert, owners

Attorney: Brian Vakulskas,
Vakulskas Law Firm, Sioux City, Iowa

Broker: Jon Hjelm / The ACRE Co.

Agents: Chuck Sikora

The ACRE Co, Spencer, IA

712-262-3529 theacresco.com



The Owner reserves the right to reject any and all bids.

Jon Hjelm/The ACRE Co. represents the Sellers at this 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.