

Land Auction

80 Acres Osceola County Section 31 - Ocheyedan Township

Excellent three year cash rent lease



Wednesday – March 14, 2012 - 10:00 am

Ocheyedan Town Hall, 869 Main Street, Ocheyedan, Iowa

Location: From Ocheyedan – 4 miles south on L58 (Tanager Ave.), then 3 miles west on A30
From Melvin – 5 miles north on L50 (Sorrel Ave.)

Legal: East Half (E1/2) of the Northeast Quarter (NE1/4), Section Thirty-one (31), Township Ninety-nine (99) North, Range Forty (40) West of the 5th PM, Osceola County, Iowa, containing 80 acres more or less.

Description: We will be offering this good looking all tillable nearly level to very gently rolling tract of productive farmland. The 76.3 FSA crop acres are all in one rectangular field. The Spengler farm is bordered on east by county road L50 (Sorrel Ave.) and on the north by a gravel road - 200th Ave.

Soils: Everly, Wilmonton, Letri **Ave. CSR 72.8**

FSA Information (combined)

Cropland acres	76.3
Corn Base acres	38.8
Corn Direct / CC Yield	116 / 144
Soybean Base acres	37.5
Soybean Direct / CC Yield	40 / 48

RE Taxes: \$1,944 annually. Taxes prorated to January 1, 2012

Possession: Possession is subject to a three year cash lease.
Buyer to receive all rents for the duration of the lease.

Terms: 10 percent down sale day. Balance due at close on or before April 20, 2012. Farm will be sold with a three year cash lease.

Brokers Note: The ACRE Co. is pleased to present this outstanding 80 acre Osceola County farm located on a hard surfaced road within eyesight of Melvin and Ocheyedan. The Spengler farm provides an excellent opportunity to purchase a farm with a great 3 year cash lease already in place. This sale is subject only to the approval of the Sellers at the auction. For more information contact Jon Hjelm 712-240-3529.

Mimi Spengler, owner

Attorney: Carrie Jones - Jones Law Office, Lake Park, Iowa

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

712-262-3529 theacreco.com

