

Land Auction

327 Acres - Pocahontas Co Section 6 - Marshall Township



Wednesday - July 11, 2012 - 10:00 am
Ag Partners Meeting Room, 30 East Main Street, Albert City, IA

Location: From Albert City - 2 miles north on N14 then 2-1/2 miles east on 480th St.
From: Laurens - 2 miles west on Hwy 10 then 2 miles south on 110th Ave.

Legal: 327 acres more or less in Section Six (6), Township Ninety-two (92) North, Range Thirty-four (34) West of the 5th PM, Pocahontas County, Iowa

Description: We will be selling this attractive nearly level to gently rolling productive farm. The 305 FSA crop acres are divided into two fields by Little Cedar Creek; a large 205 acre inside L-shaped tract and a 99 acre tract. Over a mile of tile installed since 1995. The farm is bordered on the east by gravel road, 110th Ave. and on the north by gravel road, 460th St. A manure easement is on the farm.

Soils: Blue Earth, Clarion, Talcot, Canisteo, Webster, Knoke, Nicollet and minor areas of Wadena, Okoboji, Storden Harps, Biscay and Cylinder. **Ave. CSR 61.5**

RE Taxes: \$ 5214.00 Taxes prorated to Jan. 1, 2013

Possession: At close subject to the lease for 2012.

Terms: 10 percent down sale day. Balance due at close on or before November 1, 2012.

Brokers Note: The Acre Co. is pleased to be offering this attractive very productive nearly all tillable Pocahontas County farm at auction. Located between the active grain markets in Laurens and Albert City. Land buyers - here is a great ag land investment. This sale is subject only to the approval of the Sellers at the auction. For more information, check out our website theacreco.com. We look forward to seeing you sale day!

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



FSA Information:

Cropland acres	305.0
Corn Base acres	188.9
Corn Direct / CC Yield	119 / 119
Soybean Base acres	110.7
Soybean Direct / CC Yield	34 / 34

Applewood Development Corp. - Owner

Attorney: Jeff Minnich - Neu, Minnich, Comito and Neu, Carroll, IA

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

712-262-3529 theacreco.com

Chuck Sikora, Land Sales

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.