

Howell Real Estate, Rooney Auction Co., and The ACRE Co. present

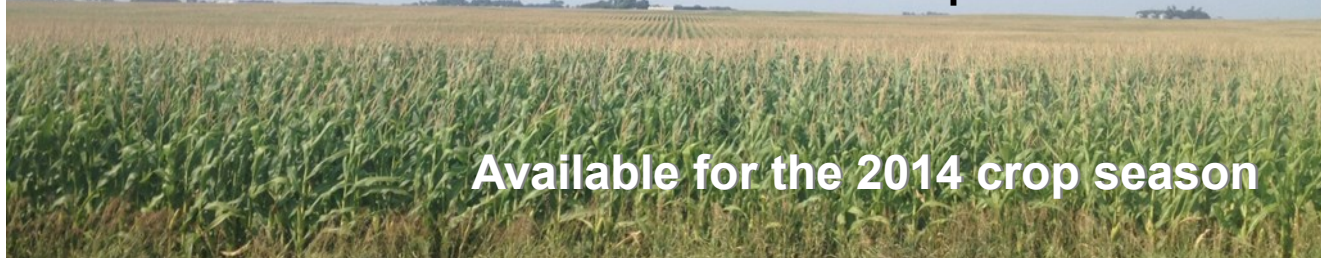
LAND AUCTION

348 Acres Emmet & Palo Alto County

Tuesday - September 17, 2013 - 10:00 am

Ringsted Community Building, Ringsted, Iowa

200 Acres Emmet County Section 36 Denmark Township



Available for the 2014 crop season

Tract 1 120 Acres m/l

Legal: E1/2 SW1/4 & SE1/4 NW1/4 Section 36-98-31, Emmet County, Iowa

Description: Tract 1 is an inside, nearly level to very gently rolling all tillable tract of farmland. Tract 1 contains 119 FSA crop acres (est) all in one large field.

Soils: Canisteo, Nicollet, Clarion, Crippin, Palms, Storden **Ave CSR 69.9**

Tract 2 80 Acres m/l

Legal: W1/2 SW1/4 Section 36-98-31, Emmet County, Iowa

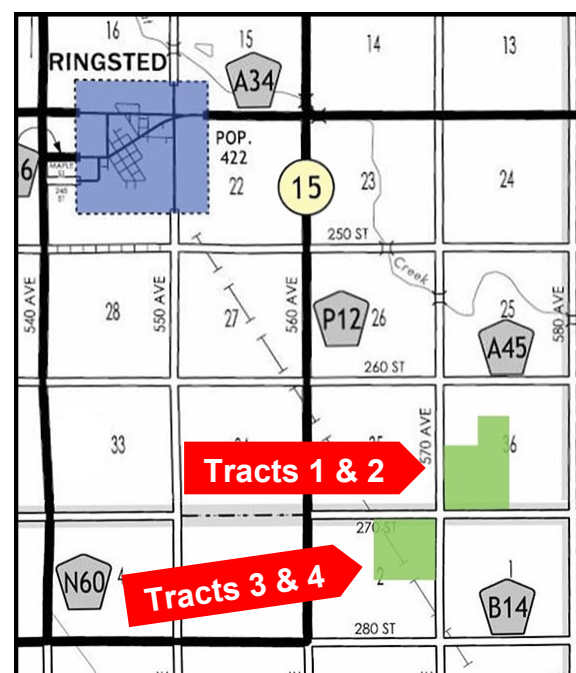
Description: Tract 2 is a nearly level to very gently rolling all tillable tract of farmland. Tract 2 contains 77 FSA crop acres (est) all in one large field.

Soils: Palms, Canisteo, Clarion, Nicollet, Okobojo, Crippin, Harps **Ave CSR 62.2**

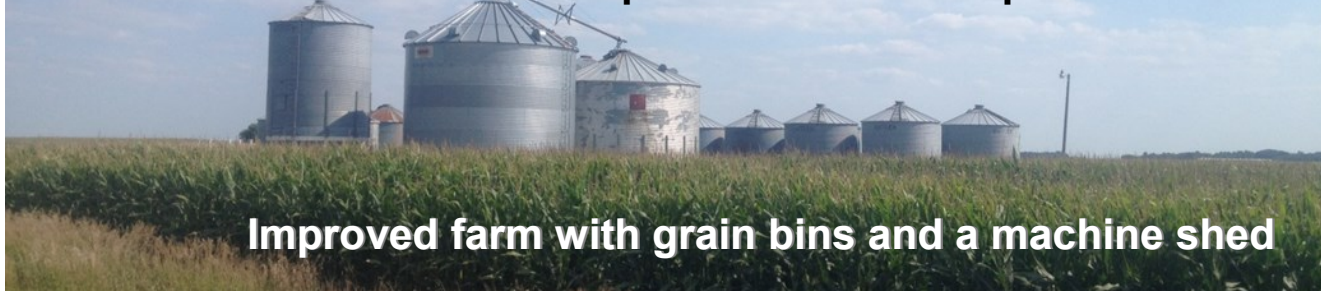
Taxes for tracts 1 & 2: \$4,264.00 annually. Taxes prorated to January 1, 2014.

Method of Sale: Winning bidder will have choice of Tract 1 or Tract 2 or both tracts.

FSA Information – Tracts 1 & 2		Cropland acres	196.56
Corn Base acres	108.6	Soybean Base Acres	85.1
Corn Direct / CC Yield	128 / 133	Soybean Direct / CC Yield	33 / 39



148 Acres Palo Alto County Section 2 Independence Township



Improved farm with grain bins and a machine shed

Tract 3 74 Acres m/l

Legal: W1/2 NE1/4 Section 2-97-31, Palo Alto County, IA

Description: Tract 3 is an inside, nearly level to very gently rolling all tillable tract of farmland. Tract 3 contains 73 FSA crop acres (est) all in one large field.

Soils: Webster, Clarion, Nicollet, Okobojo, Estherville, Harps **Ave CSR 63.2**

Tract 4 74 Acres m/l

Legal: E1/2 NE1/4 Section 2-97-31, Palo Alto County, IA

Description: Tract 4 is an improved, nearly level to very gently rolling tract of farmland. Tract 4 contains 70 FSA crop acres (est) all in one large field. Improvements include a building site with 6 large grain bins, many smaller bins, plus a 48'x75' machine shed.

Soils: Canisteo, Clarion, Okobojo, Harps, Nicollet, Estherville **Ave CSR 63.1**

Taxes for tracts 3 & 4: \$3,538.00 annually. Taxes prorated to January 1, 2014.

Method of Sale: Winning bidder will have choice of Tract 3 or Tract 4 or both tracts.

FSA Information – Tracts 3 & 4		Cropland acres	143.74
Corn Base acres	79.9	Soybean Base Acres	60.3
Corn Direct / CC Yield	128 / 133	Soybean Direct / CC Yield	33 / 39



Terms: 10 percent down sale day, balance due at close Dec 4, 2013
Possession: At close, subject to lease for 2013 crop season.

The Auctioneers are pleased to be representing the Fitzgibbons family selling these two all tillable productive Emmet and Palo Alto County farms. The sale will be subject to court approval. These two attractive Ringsted area farms are available for the 2014 crop season. Contact the Auctioneers for a complete farm information package. We look forward to seeing you sale day!

F & E Farms Inc. and Evelyn Fitzgibbons Estate - Owner

Joseph Fitzgibbons and Ann Fitzgibbons, Executors

Howell Real Estate and Auction 712-362-4844

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theacrec.com