

Great opportunity to buy an outstanding quarter section on Hwy 59

# LAND AUCTION

## 160 Acres Osceola County

### Section 35 East Holman Township

Prime Land

To be offered in 2 Tracts  
Available for 2014



**Wednesday - October 9, 2013 - 10:00am**

**Sibley American Legion, 817 3<sup>rd</sup> Avenue, Sibley, Iowa**

**Location:** From Sibley – 4 ½ miles east on A22, then 3 miles south on Hwy 59

Fom Melvin – 2 miles west on Hwy 313 (A48), then 4 ½ miles north on Hwy 59

**Legal:** Northeast Quarter (NE1/4) Section Thirty-five (35), Township Ninety-nine (99) North, Range Forty-one (41) West of the 5<sup>th</sup> PM, Osceola County, Iowa.

**Description:** The Bloxham farm is a very attractive, nearly level, all tillable prime farm with 152.8 FSA crop acres. On the farm is a small neat building site with a corn crib and an older machine shed. Tile maps are available showing ample county tile and recently installed private tile. Bordered on the east by Highway 59 and on the north by gravel road A30 (200<sup>th</sup> St).

**Soils:** Wilmonton, Letri, Everly **Ave CSR 74.8**

	Tract 1	Tract 2
Total acres	80	80
Crop acres (est)	79	73.8
CSR	75.4	74.3
Taxes	\$2172	\$2004

FSA Information (combined)	
Cropland acres	152.8
Corn Base acres	76.7
Corn Direct / CC Yield	117 / 117
Soybean Base acres	73.9
Soybean Direct / CC Yield	34 / 34



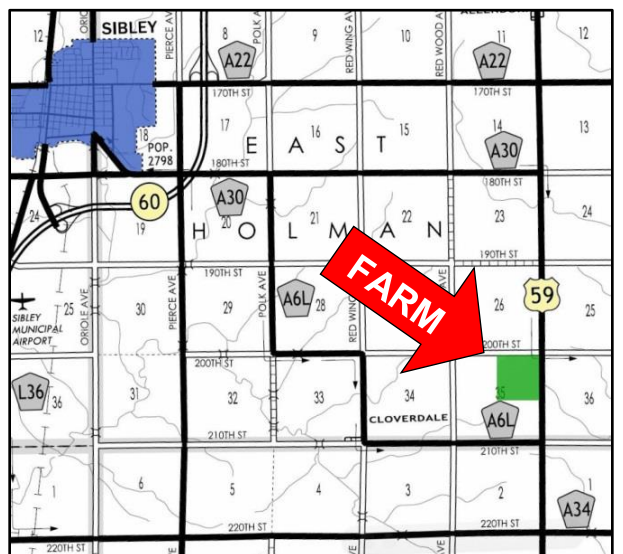
**Method of Sale:** Successful bidder will have choice of either tract or both tracts

**Terms:** 10 percent down sale day, balance due at close on December 4, 2013

**Possession:** At close, subject to a lease for the 2013 crop season. Available for the 2014 crop season.

**Brokers Note:** Land Buyers, we are pleased to be selling this outstanding, good looking quarter section with reputation soils in the Sibley/Melvin/Ashton area. Located right on Hwy 59, this nearly level tract will make an excellent addition to any land holdings or family farming operation. See you sale day !

**Bloxham Agricultural Enterprises LLC - owner**



Farm Real Estate  
Spencer, Iowa 712-262-3529

[theacrecoco.com](http://theacrecoco.com)

**No. 1 ranked farmland website on Google**

**Attorney:** Chris Bjornstad, Spencer, IA

**Auctioneers:**

Jon Hjelm, ALC & Chuck Sikora  
712-240-3529 712-260-2788

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 to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The Acre Co.