

LAND AUCTION

80 Acres Lyon County Section 28 Liberal Township



Thursday - June 19, 2014 - 10:00 am

George Community Center, George, Iowa

Farm Location: From George - 1 mile west on A34, then 2 miles north on K64 (Jay Ave.)

Legal: North Half of the Northeast Quarter (N1/2 NE1/4) of Section Twenty-eight (28), Township Ninety-nine (99) North, Range Forty-four (44) West of the 5th PM, Lyon County, Iowa

Description: Selling will be an unimproved, attractive, very gently rolling nearly all tillable rectangular shaped farm. The farm contains 76.98 FSA crop acres. A 2-acre shallow waterway crosses the southeast part of the farm. The farm is bordered on the north by 190th Street and on the east by Jay Ave.

Soils: Galva, Calco, Marcus, Colo, Primghar, Afton
Ave CSR2 89.9 Ave CSR 66.3



FSA Information

Cropland acres	76.98
Corn Base acres	34.8
Corn Direct / CC Yield	107 / 107
Soybean Base acres	24.4
Soybean Direct / CC Yield	44 / 44

RE Taxes: \$1,946 annually. Taxes prorated to 1-1-2015.

Terms: 10 percent down sale day. Balance due at close November 18, 2014.

Possession: At close, after the 2014 crops are harvested.

Broker's Note: The ACRE Co. is pleased to be selling this attractive Lyon county farm at public auction.

Land Buyers, here is a great opportunity to buy this nearly all tillable farm located just northwest of George. Located in the heart of Northwest Iowa's diverse livestock and grain production.

We look forward to seeing you sale day!



Farm Real Estate
Spencer, Iowa 712-262-3529

Attorney:

Jeff Johnson, Sioux City, IA

Auctioneers:

Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

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

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