

# Land Auction

## 120 Acres - Osceola Co 2 Tracts - Section 13 Horton Township



**Thursday 10:00 am  
December 8, 2011  
Ocheyedan Town Hall  
Ocheyedan, Iowa**

**Location:** 3 miles north of Ocheyedan on county road L58 then 1-1/2 miles east on 120<sup>th</sup> Street

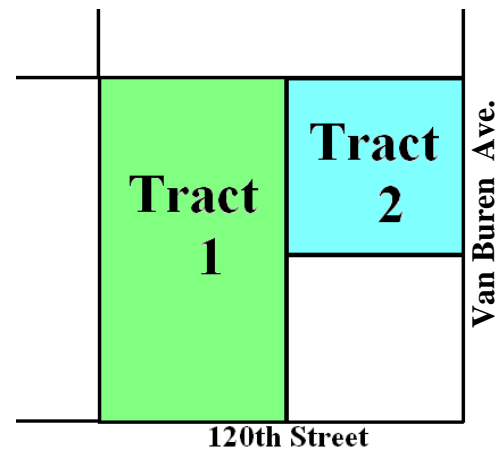
### Tract 1: 80 acres more or less

**Legal:** West Half (W1/2) of the Southeast Quarter (SE1/4), Section Thirteen (13), Township One Hundred (100) North, Range Forty (40) West of the 5<sup>th</sup> PM, Osceola Co., Iowa

**Description:** Nearly level rectangular inside tract of all tillable farmland. Tract 1 has 78.4 FSA crop acres all in one large field and bordered on south by a gravel road.

**Soils:** Okabena, Canisteo, Nicollet, Waldorf, Webster, Okoboji **Ave CSR 70**

**RE Taxes:** \$ 1600.00 prorated to Jan. 1, 2012



### Tract 2: 40 acres more or less

**Legal:** Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4), Section Thirteen (13), Township One Hundred (100) North, Range Forty (40) West of the 5<sup>th</sup> PM, Osceola Co., Iowa

**Description:** Nearly level unimproved square inside tract of all tillable farmland. Tract 2 has 39 FSA crop acres (est) and is bordered on the east by a gravel road.

**Soils:** Waldorf, Okabena, Webster, Fostoria, Rolfe, Nicollet **Ave CSR 65.1**

**RE Taxes:** \$ 832.00 prorated to Jan. 1, 2012



**Possession:** Subject to lease for 2012 crop season. Buyer to assume the lease and receive all cash rent for 2012 crop season.

**Terms:** 10 percent down sale day. Balance due at close on or before December 28, 2011.

FSA Information	Tract 1	Tract 2 (comb. w/another tract)
Cropland acres	78.4	68.2
Corn Base acres	38.5	30.0
Corn Direct / CC Yield	111 / 127	111 / 127
Soybean Base acres	38.5	28.8
Soybean Direct / CC Yield	39 / 47	39 / 47

**Brokers Note:** The Acre Co. is pleased to be offering these two attractive parcels of adjoining farmland in the Ocheyedan / Harris area at public auction. Successful bidder can purchase choice of the tracts or both tracts. This sale is subject only to the approval of the Sellers at the auction. Land Buyers - look at these two good looking productive farms. See you sale day!

**Nancy Dykstra, Denise Bruckner and Karen Juber, owners**

**Attorney:** Dan DeKoter, DeKoter, Thole & Dawson of Sibley, Iowa

**Broker / Auctioneer:** Jon Hjelm / **The ACRE Co**  
Chuck Sikora

**The ACRE Co, Spencer, Iowa**

**712-262-3529**

**theacreco.com**