

Land Auction

156 Acres – Winnebago Co. 2 Tracts - Sec. 33 - Linden Township



Thursday – August 4, 2011 – 10:00 am

Sale Site: TSB Bank, 101 Hwy 69, Forest City, Iowa

Location: 2 mi north of Crystal Lake on blacktop R34 or 7 mi west of Forest City on blacktop A42 then 1-1/2 mi south on blacktop R34 or 8 mi south of Thompson on blacktop R34

Legal: Southeast Quarter (SE1/4), Section Thirty-three (33), Township Ninety-eight (98) North, Range Twenty-five (25) West of the 5th P.M., Winnebago County, Iowa

Tract 1 - 80 acres - N1/2 of SE1/4 of Section 33

Land Description: An inside rectangular tract of very gently rolling productive farmland. The tract contains 78.4 acres of cropland (est.). The tract is bordered on the east by blacktop R34.

Soils: Clarion, Nicollet, Canisteo and Webster.

Ave CSR 82.1

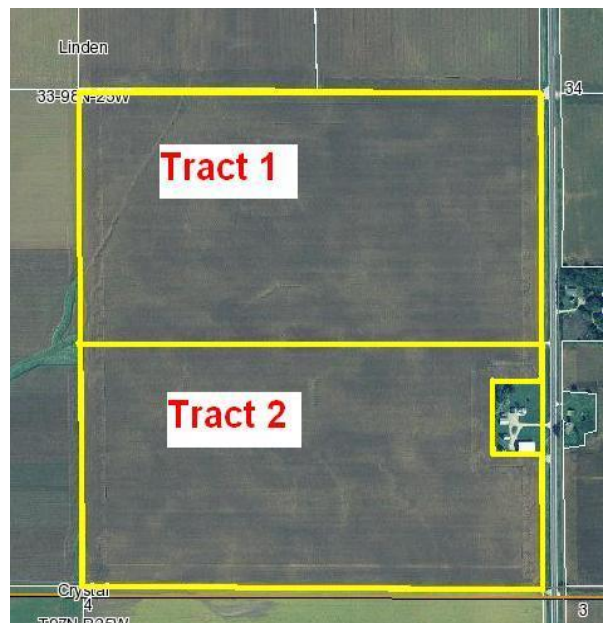
RE Taxes: \$ 2474.00 / annually. Taxes prorated to January 1, 2012

Tract 2 - 76 acres - S1/2 of SE1/4 of Section 33

Land Description: An inside rectangular tract of very gently rolling productive farmland minus a 3 acre building site. The tract contains 74.6 acres of cropland (est.)

Soils: Nicollet, Clarion, Canisteo, Webster, Spillville and Okoboji **Ave CSR 80.9**

RE Taxes: \$ 2358.00 / annually. Taxes prorated to January 1, 2012



FSA Information:

Cropland acres	153.0
Corn Base acres	132.4
Corn Direct / CC Yield	116 / 116
Soybean Base acres	20.4
Soybean Direct / CC Yield	37 / 37

Possession: at close with lease for 2011 crop season

Terms: 10 percent down sale day. Balance due at close on or before November 22, 2011

Brokers Note: Land buyers here is an opportunity to purchase a great Winnebago Co. farm with a CSR of 81.5 on the Hancock Co. line. Don't pass up this chance to buy an attractive all tillable tract on a blacktop road in the Forest City-Crystal Lake-Woden-Thompson area. This sale is subject only to the approval of the Sellers the day of the auction. See you sale day!

For more information contact: Jon Hjelm 712-240-3529

Richard Larson and C. Naomi Revocable Trust, owner

Attorney: Greg Buchanan – Buchanan, Bibler, Gabor & Meis, Algona, IA

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

712-262-3529

theacrecoco.com

Chuck Sikora



This sale is subject only to the approval of the Seller the day of the auction. The Owner reserves the right to reject any and all bids. 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. The Acre Co would like to thank you for looking at this outstanding Winnebago County farm.