Thursday - June 14, 2012 - 10:00 am
Hospers Community Center, Hospers, Iowa

Location: From Hospers – 3 mi north on L22 (Lily Ave.) then 1 mi west on 370th Ave.
From Sheldon - 2 mi west on Hwy 18 then 5 mi south on L22 (Lily Ave) then 1 mi west

Legal: Northeast Quarter (NE1/4), Section Twenty-nine (29), Township Ninety-six (96) North, Range Forty-three (43) West of the 5th PM, Sioux County, Iowa, containing 160 acres m/l.

Description: We will be offering this good looking nearly all tillable productive tract of Sioux County farmland that varies from level to very gently rolling. The 154.5 FSA crop acres are divided by two waterways. 8.2 acres are enrolled in CRP filter strips. The Boekhout farm is bordered on east by a gravel road, Larch Ave and on the north by a gravel road, 370th St (B30)

Soils: Galva, Calco, Primghar, Kennebec, Afton, Sac
Surety Mapping rating - Ave. CSR 76.4
Sioux County rating - Ave. CSR 68

FSA Information

Cropland acres 154.5
Corn Base acres 75.2
Corn Direct / CC Yield 108 / 108
Soybean Base acres 55.8
Soybean Direct / CC Yield 42 / 42
CRP acres 8.2
contracts run til 2021 - $2085/yr ($254.27/ac)

RE Taxes: $ 2,794 annually. Taxes prorated to July 1, 2012
Possession: Possession is subject to a cash lease for crop year 2012. Buyer to receive 2nd half of cash rent for 2012.
Terms: 10 percent down sale day. Balance due at close on or before August 31, 2012.

Brokers Note: Cotton-Grave Farm Management and The ACRE Co. are pleased to present this outstanding 160 acre Sioux County farm located within eyesight of Hospers and Orange City - just southwest of Sheldon. The Boekhout farm provides an excellent opportunity to purchase a farm with a cash lease for 2012. This sale is subject to the approval of the Sellers at the auction and court approval. For more information contact Gary Grave or Jon Hjelm

Grace Boekhout Estate and TeGrootenhuis Heirs, owners

Broker: Gary Grave - Cotton-Grave farm Management, Spencer, IA 72-262-6425
Attorney: Joseph Feller of Koopman, Kennedy & Feller, Sibley, IA
Auctioneer: Jon Hjelm The ACRE Co. Spencer, Iowa
Chuck Sikora, Land Sales 712-262-3529 theacreco.com

This sale is subject to the approval of the Seller the day of the auction and court approval. 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 Gary Grave - Cotton-Grave Farm Mgmt. or Jon Hjelm/The ACRE Co.