The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject only to the approval of the Seller 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.

FSA Information: combined
- Cropland acres: 149.8
- Corn Base acres: 74.7
- Corn Direct / CC Yield: 131 / 147
- Soybean Base acres: 75.1
- Soybean Direct / CC Yield: 36 / 43

Tract 1: West 80 acres more or less.
- Outstanding nearly level bare inside all tillable tract
- 77.8 FSA crop acres. (est)
- Soils: Nicollet, Clarion, Canisteo, Webster Ave. CSR 79.1

Tract 2: East 80 acres more or less
- Very attractive improved inside nearly level tract.
- 72 FSA crop acres (est) and 5.9 acre acreage
- Large 2 Story Farm House, Two Car Garage, Wood Quonset 40’ x 80’ and Three Grain Bins
- The well on the acreage is two years old.
- Soils: Nicollet, Clarion, Canisteo, Webster Ave. CSR 80.3
- RE Taxes: $ 2964.00 Taxes prorated to January 1, 2012.

Possession: At close subject to a 50/50 crop share lease.
Terms: 10 percent down sale day. Balance due at close on or before August 30, 2012. At close the Buyer will reimburse the Sellers the landlords half of the crop input costs and take over the Sellers share of the 2012 crop growing in the field.

Brokers Note: The Acre Co. is pleased to be offering this nearly all tillable eastern Palo Alto County farm located on the Kossuth County line 1/2 mile west of Hwy 15. Land Buyers - here’s an outstanding opportunity to purchase a great looking farm close to the grain markets in West Bend, Whittemore, Rodman, Emmetsburg and Algona. Successful bidder will have their choice of an individual tract or both tracts. Tract Two includes the improved attractive well kept acreage. This sale is subject only to the approval of the Sellers at the auction.

For more information, check out our website theacreco.com
See you sale day!

Joseph Zohbon Family - Owner
Attorney: John Brown, Berkland & Brown, Emmetsburg, Iowa
Auctioneer: The Acre Company, Spencer, Iowa
- Jon Hjelm 712-240-3529 theacreco.com
- Chuck Sikora 712-260-2788

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