LAND AUCTION

80 Acres - Dickinson Co
Section 30 - Okoboji Township

Thursday - August 9, 2012 - 10:00 am
Milford Community Center, Milford, Iowa

Location: From Milford - 3 mi south on Hwy 71 then 5-1/2 mi west on County Road A43
   From Fostoria - 2 mi north on Hwy 71 then 5-1/2 mi west on County Road A43

Legal: West Half (W1/2) of the Southeast Quarter (SE1/4), Section Thirty (30), Township
      Ninety-Eight (98) North, Range Thirty-Seven (37) West of the 5th PM, Dickinson Co., Iowa.

Description: The Page farm is an attractive very gently rolling mostly all tillable inside tract of
   farmland. The 68.5 FSA crop acres are in three fields divided by a narrow shallow small creek that
crosses the farm from west to east. The Page farm is bordered on the south by County Road A43.

Soils: Everly, Wilmonton, Letri, Gillett Grove  Ave. CSR 72.3

FSA Information
   Cropland acres  68.5
   Corn Base acres  34.6
   Corn Direct / CC Yield  112 / 112
   Soybean Base acres  33.9
   Soybean Direct / CC Yield  34 / 34

RE Taxes: $ 1084.00 Taxes will be prorated to Jan. 1, 2013.

Possession: At close subject to the balance of the lease.

Terms: 10 percent down sale day. Balance due at close
   on or before November 15, 2012

Brokers Note: The Acre Co. is pleased to be offering this attractive
mostly tillable Dickinson County farm at auction. Located on a hard
surfaced road near grain markets in Milford and Fostoria. Farmers
and Land Buyers - here is an 80 acre farm that would make a great
addition to your land holdings. This sale is subject only to the
approval of the Sellers at the auction. Check out the Page farm on our website theacreco.com.
For more information, call Jon Hjelm 712-240-3529  See you sale day !

Aaron Page and Jan Page - Owners
Attorney: Barry Sackett, Sackett and Sims-Taylor, Milford, Iowa

Land Broker - Auctioneer
Jon Hjelm 712-240-3529

Agent - Auctioneer
Chuck Sikora 712-260-2788

The Owner reserves the right to reject any and all bids. Jon Hjelm / 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 supercede all printed material. Information contained herein is
gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.