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 supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.

LAND AUCTION

397 Acres Clay Co - 5 Tracts
Section 17 - Freeman Township

Wednesday - November 14, 2012 - 10:00am
Dickens Community Center, Dickens, Iowa
Farm location: 6 miles east of Spencer, just east of Dickens

Tract 1  80 acres m/l

Legal: S1/2 of the NE1/4 of Section 17-96-35, Clay County
Description: Tract 1 is an inside rectangular unimproved all tillable very gently rolling farm with 79 crop acres (est)
Soils: Waldorf, Clarion, Ocheda, Wadena  CSR 61
RE Taxes: $1714 annually

Tract 2  80 acres m/l

Legal: N1/2 of the NE1/4 of Section 17-96-35, Clay County
Description: Tract 2 is a rectangular unimproved all tillable gently rolling farm with 77 crop acres (est) in one field
Soils: Clarion, Canisteo, Terril  CSR 67.7
RE Taxes: $1834 annually

Tract 3  80 acres m/l

Legal: N1/2 of the NW1/4 of Section 17-96-35, Clay County
Description: Tract 3 is an attractive, rectangular unimproved all tillable gently rolling farm with 76.6 crop acres (est) in one field. Tract 3 would make a great addition to Tract 2 or Tract 4, making a 160 acre tract or a 184 acre tract.
Soils: Clarion, Wadena, Nicollet, Biscay  CSR 64.2
RE Taxes: $1730 annually

Tract 4  104 acres m/l

Legal: 104 acres (est.) N of the railroad lying east of the creek in the W1/2 of Section 17-96-35, Clay County
Description: Tract 4 is an irregular shaped tract of nearly all tillable gently rolling farmland with 98.9 crop acres (est) A small windbreak and a grass waterway are on this tract.
Soils: Wadena, Spillville, Calco, Clarion  CSR 52.4
RE Taxes: $1792 annually (est)

Tract 5  53 acres m/l

Legal: 53 acres (est.) lying north of the railroad in the W1/2 of SW1/4 Section 17-96-35, Clay County
Description: Tract 5 is a blend of tillable and recreation land with a nearly level field of 29.3 FSA crop acres. The balance is grass bottomland. Pickerel Run Creek flows through tract 5.
Soils: Calco, Wadena, Spillville-Colad  Cropland CSR 64.1
RE Taxes: $860 annually (est)

Large Contiguous Nearly All Tillable Farm

Broker’s Note: Land Buyers here is a great opportunity to purchase any combination of all these attractive all tillable tracts of farmland in Clay County. Looking for a great 80 acres up to 397 acres? Tract 5 makes a great small hunting farm with annual income. This sale is subject only to the approval of the Sellers the day of the auction.

See you sale day!

FSA Information (combined)
- Cropland acres 360.8
- Corn Base acres 197.6 Corn Direct / CC Yield 123 / 123
- Soybean Base acres 105.4 Soybean Direct / CC Yield 35 / 35

Terms: 10% down sale day. Balance due at close Dec 14, 2012
Possession: At close, subject to lease till 3/1/2013. Lease is open for the 2013 crop season.

Seller’s Representative: Jeff Johnson
Berenstein, Moore, Hefferman, Moeller, & Johnson, Sioux City, IA
Auctioneers: Jon Hjelm, ALC and Chuck Sikora
712-240-3529  712-260-2788
Spencer, Iowa  712-262-3529

No. 1 ranked farmland website on Google

theacreco.com  theacreco.com

The ACRE Co. Farm Real Estate
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 at 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.