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.

LARGE ATTRACTIVE ALL TILLABLE FARM WITH A NEW IMPROVED TILE OUTLET

390.6 Acres Pocahontas County  
Section 10 Lake Township

Outstanding lease for 2014-2015

Thursday - August 8, 2013 - 10:00 am

Pocahontas Expo Center, Pocahontas Co. Fairgrounds, Pocahontas, Iowa

Tract 1 – 80 acres
Legal: W1/2 NW1/4 Section 10-91-31, Pocahontas Co.  
Description: Tract 1 is a nearly level to very gently rolling attractive all tillable farm.  Tract 1 contains 76.6 FSA crop acres (est) all in one rectangular field.  
Soils: Nicollet, Calcousta, Knoke, Canisteo, Harps, Webster, Clarion  CSR 71.4  
RE Taxes: $1280 annually

Tract 2 – 150.6 acres
Legal: SW1/4 Section 10-91-31, Pocahontas Co., minus a building site  
Description: Tract 2 is a very gently rolling attractive all tillable farm.  Tract 2 contains 145.4 FSA crop acres (est) all in one large field.  
Soils: Clarion, Webster, Nicollet, Canisteo  CSR 76.6  
RE Taxes: $3392 annually

Tract 3 – 160 acres
Legal: SE1/4 Section 10-91-31, Pocahontas Co.  
Description: Tract 3 is a gently rolling all tillable productive farm.  Tract 3 contains 154.2 FSA crop acres (est) all in one large field.  
Soils: Clarion, Webster, Calcousta, Canisteo, Knoke, Nicollet, Harps  CSR 72.8  
RE Taxes: $2952 annually

Method of Sale: Choice of any or all tracts
Possession: At close, subject to a lease for the 2014 & 2015 crop years.
Terms: 10 percent down sale day with balance due at close November 1, 2013
Brokers Note: Land buyers, here is your opportunity to buy a great all tillable farm in the Pocahontas/Gilmore City area.  Outstanding cash lease for 2014 and 2015.  A new large tile drainage outlet was installed in 2012.

Call us for more information.  Tile, soil maps, aerial photos available.

Auctioneers
Jon Hjelm, ALC & Chuck Sikora
712-240-3529  712-260-2788

theacreco.com  No. 1 ranked farmland website on Google

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