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 Sellers 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.

Thursday - August 22, 2013 - 10:00 am
Webb Community Center, Webb, Iowa

Location: From Webb – 2 miles east on B63, then 2 miles north on N14
From Gillett Grove – 3 miles east on B53, then 2 ¾ south on N14

Legal: Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Three (3), Township Ninety-four (94) North, Range Thirty-five (35) West of the 5th PM, Clay County, Iowa.

Description: The Chaplin farm is a rectangular tract of all tillable, very gently rolling farmland. The farm contains an estimated 37.2 acres FSA cropland all in one field. Three county tile provide drainage access. The Chaplin farm is bordered on the west by county road N14 and on the south by 400th Street, a gravel road.

Soils: Clarion, Canisteo, Nicollet, Okoboji, Harps, Webster Ave CSR 69.8

RE Taxes: $852.00 annually. Taxes prorated to 1-1-2014
Terms: 10 percent down sale day. Balance due at close November 1, 2013. Seller to keep 2013 rents.
Possession: At close, subject to current lease.

Brokers Note: The ACRE Co. is pleased to be selling the Chaplin 40 acre Clay County farm. This economically sized, all tillable Webb area farm will make a great affordable land investment or addition to your farming operation.

Contact Jon or Chuck for more information.
We look forward to seeing you sale day!

Frederic Chaplin – owner

Attorney: Barry Sackett, Sackett Law Office, Spencer, IA

Acre Information (combined w/ W1/2 SW1/4)
Cropland acres 113.2
Corn Base acres 59
Corn Direct / CC Yield 123 / 154
Soybean Base acres 54.2
Soybean Direct / CC Yield 39 / 47

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