198 Acres Pocahontas County
Section 30 Cummins Township

Offered in 3 Tracts, available for 2014

Wednesday - September 25, 2013 - 1:00pm
West Iowa Bank Cornerstone Room, 202 West Main Street, Laurens, Iowa

Legal: East Half (E1/2) lying north of the railroad, Section Thirty (30), Township Nineteen-three (93) North, Range Thirty-three (33) West of the 5th PM, Pocahontas County, Iowa. The farm will be surveyed and the tracts will be sold times surveyed acres.

Tract 1 – 81.07 Acres
Description: Tract 1 is an all tillable, nearly level to gently rolling farm with reputation soils. Tract 1 has 74.4 acres currently in row crop, 1.08 acres (est) in grass, and 1.6 acres in CRP (est). A county open ditch provides a drainage outlet on the southeast corner of the farm. Tract 1 is bordered on the north by gravel road 440th St., on the west by 165th Ave.
Soils: Clarion, Webster, Canisteo, Nicollet Ave CSR 76.8 Taxes: $1990 (est)

Tract 2 – 81.07 Acres
Description: Tract 2 is an all tillable nearly level to gently rolling farm with outstanding soils. Tract 2 has 71.2 acres in row crop, 2.29 acres (est) in grass, and 3.2 acres in CRP (est). A county open ditch provides a drainage outlet along the east side of the farm. Tract 2 is bordered by gravel road 165th Ave. on the west, and a railroad on the south.
Soils: Webster, Clarion, Canisteo, Nicollet Ave CSR 77.9 Taxes: $2030 (est)

Tract 3 – 35.89 Acres
Description: Tract 3 is a productive, all tillable, irregular shaped tract of nearly level farmland bordered by a county open ditch along the west side. Tract 3 has 21.3 acres currently in row crop, 3.47 acres (est) in grass, and 6.6 acres in CRP. Sellers will install culverts and construct a driveway to provide access to Tract 3 from the north road (440th Street).
Soils: Wadena, Webster, Cylinder, Nicollet Ave CSR 67.1 Taxes: $540 (est)

Method of Sale: We will be offering choice of any or all of the three tracts.
Possession: At close, subject to current lease. Available for the 2014 crop season. Contact Chuck Sikora 712-260-2788 for more information.

Brokers Note: The ACRE Co. is pleased to be offering the Depew farm at public auction. Land Buyers, here is a great opportunity to buy some outstanding Pocahontas County farmland in three tracts of various sizes. Conveniently located between Laurens, Havelock, Mallard, and Pocahontas; close to ethanol and soybean plants at Albert City & Emmetsburg, this farm has great access to numerous grain markets. The Depew farm has county and private tile (see tile map on back). We look forward to seeing you sale day!

Dwight Depew & Beverly Barrett – owners
Attorney: Chris Bjornstad, Spenser, IA
Auctioneers: Jon Hjelm, ALC & Chuck Sikora
712-240-3529 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 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.

Outstanding farm with a great CSR

Reputation Soils!
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