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 to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information gathered herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.

**Great all tillable farm offered by Iowa’s Land Auctioneer**

**LAND AUCTION**

**140 Acres Pocahontas County**

**Section 32 Sherman Township**

**Thursday - November 14, 2013 - 10:00 am**

**Expo Center, Pocahontas Co. Fairground, Pocahontas, Iowa**

**Location:** From Pocahontas – 4 mi west on Hwy 3, 1 mi north on 180th Ave, & ¼ mi west on 510th St

**Legal:** West Half of the Northeast Quarter (W1/2 NE1/4) and the East Half of the Northwest Quarter except the west 20 acres (E1/2 NW1/4 exc W 20), Section Thirty-two (32), Township Ninety-two (92) North, Range Thirty-three (33) West of the 5th PM, Pocahontas County, Iowa.

**Description:** The Plantz farm is an inside, nearly level to very gently rolling, all tillable farm. The farm contains 138 FSA crop acres (est) all in one large field. Bordered on the north by 510th Street.

**Soils:** Canisteo, Webster, Clarion, Okoboji, Nicollet

Plantz whole farm average CSR 74.9

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<table>
<thead>
<tr>
<th></th>
<th>Tract 1</th>
<th>Tract 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total acres</td>
<td>80</td>
<td>60</td>
</tr>
<tr>
<td>Crop acres (est)</td>
<td>79</td>
<td>59</td>
</tr>
<tr>
<td>CSR</td>
<td>75.3</td>
<td>74.4</td>
</tr>
<tr>
<td>Taxes</td>
<td>$1,616</td>
<td>$1,564</td>
</tr>
</tbody>
</table>

**FSA Information (combined)**

- Cropland acres: 230.1
- Corn Base acres: 120.9
- Corn Direct / CC Yield: 126 / 126
- Soybean Base acres: 109.2
- Soybean Direct / CC Yield: 37 / 37

**Method of Sale:** Successful bidder will have choice of either tract or both tracts.

**Terms:** 10 percent down sale day. Balance due at close 12-18-2013.

**Possession:** At close. Farm is available for the 2014 crop season

**Broker’s Note:** The ACRE Co. is pleased to be offering the Plantz farm at public auction. This good looking, inside, all tillable farm will make a great farmland investment or addition to any family farming operation. See you sale day!

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**Gerald and Kay Plantz - owners**

**Attorney:** Donald Beneke

Beneke Law Office, Pocahontas, Iowa

**Auctioneers:**

Jon Hjelm, ALC & Chuck Sikora

712-240-3529 712-260-2788

**theacresco.com** No. 1 ranked farmland website on Google

Farm Real Estate

Spencer, Iowa 712-262-3529

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