536 Acres Woodbury County
Section 24 & 25 Woodbury & Section 30 & 31 Floyd Township
On Old Highway 141 - Sioux City / Sergeant Bluff / Bronson area

Productive farmland offered in 5 tracts: 378 ac, 42 ac, 54 ac, 46 ac, & 16 ac

Friday - November 22, 2013 - 10:00 am
Auction Location: American Legion Post 662, Sergeant Bluff, IA

Description: The Johnson farm is an outstanding opportunity to purchase your choice of any combination of five tracts of Woodbury County farmland, varying from 378 acres to 16 acres. All tracts will be surveyed and sold times actual surveyed acres.

Tract 1 - 378 ac m/l A large inside nearly all tillable farm ranging from nearly level bottom ground to terraced productive rolling cropland. Tract 1 contains 343.8 crop acres all in one large field. Tract 1 is bordered by Old Hwy 141 on the southwest.

Tract 2 - 42 ac m/l Tract 3 - 54 ac m/l Tract 4 - 46 ac m/l Attractive, all tillable tracts consisting of level bottom land. These tracts contain 41.1, 48.6, and 40.4 crop acres respectively. All three tracts are located on Old Hwy 141. Tracts 2 and 3 are bordered by D38.

Tract 5 - 16 ac m/l A rustic wooded grassy hillside on Old Hwy 141. Tract 5 has potential for use as a small pasture, for recreation, or for a scenic building site.

Soils: Rawles, Ida, Napier, Moville, Holly Springs, Monona, Smithland, Hamburg, Castana. Tracts Ave CSR 53.5-70.3


Method of Sale: Successful bidder will have choice of any number or combination of the tracts.

Terms: 10% down sale day, balance due at close 12-20-2013

Possession: At close, subject to a cash flex lease for 2014.

Broker’s Note: Helvig Agricultural Service Company and The ACRE Co. are pleased to be offering the Johnson Woodbury County farm at public auction. Land Buyers, here is your opportunity to purchase your choice of any number of tracts of productive Woodbury County farmland located on Old Hwy 141 and D38 in the Sioux City / Sergeant Bluff / Bronson area. Tracts 1-4 offer great farmland investment opportunities or additional land for family farming operations. Tract 5 offers a unique opportunity to purchase a small pasture/recreational land with several great possible building sites on Old Hwy 141.

We look forward to seeing you sale day!

Julia W. Johnson Iowa Property Trust - owner

Broker: Helvig Agricultural Service Co. 
Sioux City, Iowa 712-276-4130
Doug Helvig, Broker

Auctioneers: The ACRE Co.
Spencer, Iowa  712-262-3529
Jon Hjelm, ALC & Chuck Sikora
website: theacreco.com

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.
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