Tuesday - August 19, 2014 - 10:00 am
VFW Post 590, 409 North 5th Street, Sac City, Iowa

Farm Location: From Sac City – 1 ½ miles north on M54, then 1 ½ miles west on 230th Street.

Legal: A tract of land located in the East Half of Section 3-88-36, Jackson Township, Sac County, Iowa. Tract contains 261 acres more or less. Complete legal to be provided.

Description: Selling will be an irregular shaped tract with a combination of cropland and timber. The farm contains an estimated 142 crop acres and 113.8 acres of timberland. The Sac County Conversation Board owns a former railroad right-of-way that diagonally crosses the south center of the farm. The Raccoon River flows through the northeast portion of the farm. New four-lane Highway 20 crosses the southwest corner of the farm. A small triangular tract of 1.5 acres is located on the west side of Highway 20. The farm is bordered on the north by 200th Street, the northeast by Rolf Ave, and the south by 230th Street. An older building site is located on the north part of the farm along 220th Street.

Crop Soils: Webster, Lester, Nicollet, Clarion, Le Sueur, Storden
Ave CSR 73.3  Ave CSR2 80.1
Possession: Open possession. Full possession available upon receipt of payment.

Terms, Disclosures & Sale Conditions: Property will be sold on an “As is” “Where is” basis. Buyer will be required to sign an Offer to Buy immediately following the auction with 10 percent down sale day. Buyer agrees to accept title by State Patent without an Abstract of Title. Buyer should allow up to 90 days from the receipt of payment to issuance of Patent. Direct access to the property may not exist. Contact The ACRE Co. for a complete list of Iowa DOT terms and disclosures.

Broker’s Note: The ACRE Co. is pleased to be offering this large Sac County farm. This farm offers multiple potential uses. Over half of the tract is farmed and has excellent soils. The remainder of the farm is in quality timberland offering a great recreation location north of Sac City adjoining Sac County Conservation wooded river land. Several top-notch acreage sites are located on the perimeter of the property. Land Buyers and Outdoor Enthusiasts, take advantage of this rare opportunity to purchase this whole 261 acre Sac County farm in one tract at a public auction.

We look forward to seeing your sale day! Call us to book your land auction.

Iowa Department of Transportation – owner

The Owner reserves the right to reject any and all bids. 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 contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co. Contact The ACRE Co. for Iowa Department of Transportation terms and disclosures.

Auctioneers: Jon Hjelm, ALC & Chuck Sikora
712-240-3529  712-260-2788
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Call us now to book your land auction!