The Owner reserves the right to reject any and all bids. 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 The ACRE Co.

Tuesday - December 2, 2014 - 10:00 am
Milford Community Center, Milford, Iowa

Farm Location: From Wahpeton – 3 miles west on A22, then ½ mile south on 170th Ave.

Legal: The North Half of the Southwest Quarter (N1/2 SW1/4) of Section Twenty-nine (29), Township Ninety-nine (99) North, Range Thirty-seven (37) West of the 5th PM, Dickinson County, Iowa, minus a 4 acre building site.

Description: The Packebush farm is an inside, attractive, gently rolling, productive farm. The farm is all tillable, containing 75.2 (est) FSA crop acres all in one field. The farm is bordered by 170th Avenue on the west.

Soils: Delft-Terril, Clarion-Storden, Clarion, Canisteo, Belview-Omsrud, Webster, Okoboji
Ave CSR 57.7  Ave CSR2 76.1

FSA Information (combined w/ acreage)
Cropland acres 75.58
Corn Base acres 29.2
Corn Direct / CC Yield 108 / 132
Soybean Base acres 29.2
Soybean Direct / CC Yield 44 / 52

RE Taxes: $840 annually, estimated. Real Estate taxes will be prorated to January 1, 2015.

Terms: 10 percent down sale day, with the balance of the purchase price due at close January 22, 2015

Possession: At close, subject to the balance of the 2014 lease. Farm is available for the 2015 crop season.

Broker’s Note: The ACRE Co. is pleased to be offering the Ruth Packebush Estate farm at public auction. Land Buyers, here is a great opportunity to buy a modest sized, all tillable farm just west of the Iowa Great Lakes. The farm has been well cared for and has been leased for alfalfa production. The Packebush Estate farm would make an excellent addition to your farming operation or would offer a great return for your next farmland investment. We look forward to seeing you sale day!

Ruth Packebush Estate - owner

Attorney: Lonnie Saunders
Spirit Lake, Iowa
Auctioneers:
Jon Hjelm, ALC & Chuck Sikora
712-240-3529  712-260-2788

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