Land Auction
194 Acres Palo Alto County
Section 21 Emmetsburg Township
3 miles west of Emmetsburg on Hwy 18

Thursday - June 25, 2015 - 10:00 am
VFW, 3205 Main Street, Emmetsburg, Iowa

Legal: The West Half (W1/2) lying north of the railroad in Section Twenty-one (21), Township Ninety-six (96) North, Range Thirty-three (33) West of the 5th PM, Palo Alto Co., Iowa, minus an improved acreage containing 5 acres.

Description: The Wood farm is a gently rolling nearly all tillable farm. The farm contains 183.61 FSA crop acres in two large fields divided by a waterway. Two CRP filter strips of 3.7 acres and 4.7 acres border the waterway. An additional 2.5 acres of CRP is in two small fields in the southeast corner. The farm is bordered by Hwy 18 & 4 on the north and 420th Avenue on the west.

Soils: Clarion, Nicollet, Canisteo, Webster, Colo-Spillville, Storden, Colo, Dickman, Okoboji CSR 70.1 CSR2 81.3

FSA Information

- Cropland acres: 183.61
- Corn Base acres: 90.9
- Corn CTAP / PLC Yield: 129 / 138
- Soybean Base acres: 83.2
- Soybean CTAP / PLC Yield: 32 / 38
- CRP 8.4 acres @ $152.60/ac 2005-2015
- CRP 2.5 acres @ $86.20/ac 2002-2016

Method of Sale: Farm will be offered as one unit.
Terms: 10 percent down sale day. Balance due at close July 30, 2015. Buyer will receive the 2nd half cash rent.
Possession: At close, subject to a 2015 cash rent lease.

Broker's Note: The ACRE Co. is pleased to be offering the Wood family farm at public auction. Land Buyers here is a great opportunity to purchase a large attractive productive Palo Alto County farm with excellent soils. The Wood farm is located in an area of active grain markets, close to the ethanol and soybean plants in Emmetsburg. The Wood farm would make an outstanding addition to any farming operation or ag land investment holdings. We look forward to seeing you sale day!

Sheryl Bell, Dale Wood, Gerald Wood, and Verdine Wood Estate – owners

Attorneys: Todd Buchanan
Buchanan, Bibler, Gabor, & Meis, Algona, IA

John Brown
Berkland & Brown, Emmetsburg, IA

Auctioneers: Jon Hjelm, ALC Chuck Sikora
712-240-3529 712-260-2788

FOR SALE

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.
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Selling Farmland in the Heartland