204.4 Acres Emmet County
Section 4 Armstrong Grove Township

Legal: The Fractional Northeast Quarter (NE1/4) of Section Four (4), Township Ninety-nine (99) North, Range Thirty-one (31) West of the 5th PM, Emmet County, Iowa, minus a 3 acre improved building site. Complete legal to be taken from survey.

Description: The Ivey Trust farm is an attractive, nearly level to very gently rolling tract of farmland. The farm contains 197.69 FSA crop acres all in one large rectangular field. A 1.5 acre wetland area is located in the west side of the North Tract. The farm contains productive reputation soils with excellent soil ratings. The farm is bordered by gravel roads, 150th Street on the north and 550th Avenue on the east.

Soils: Canisteo, Nicollet, Clarion, Webster, Crippen, Okoboji, Clarion-Storden
Average CSR 75.1
Average CSR2 86.9

Method of Sale: Successful bidder will have choice of one or both tracts.

RE Taxes: Taxes are $4776 annually. Taxes prorated to January 1, 2016.

Terms: 10 percent down sale day, balance due at close November 19, 2015.

Possession: At close. Farm will be available for the 2016 crop season. All rents for the 2015 crop season will be retained by the Seller.

Marianna Ivey Trust - owner

FSA Information
Cropland acres 197.69
Corn Base acres 99.0
Corn PLC Yield 170.0
Soybean Base acres 98.4
Soybean PLC Yield 46.0

ARMSTRONG

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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