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.

Brother's Note: The ACRE Co. is pleased to be auctioning the Bredehoeft farm, a quality small tract conveniently located on a hard road just outside of Ruthven overlooking Lost Island Lake. This farm offers a great addition to your farming operation, a perfect site for a new house with a view, or your own personal outdoor vacation getaway. We look forward to seeing you at the lake on sale day!

34.5 Acres Farmland
Description: The Bredehoeft farm is an attractive gently rolling all tillable tract of farmland. The farm contains 31.61 FSA crop acres. 2.2 acres of cropland are enrolled in CRP at $194.53/ac through 2022. The farm is bordered on the north by 330th St. and on the west by 355th Ave.
Soils: Clarion, Nicollet, Webster, Canisteo  CSR 72.1 CSR2 87.1
RE Taxes: $744 annually (est). Taxes will be prorated to Jan. 1, 2016.

9 Acre Improved Acreage
Description: An improved acreage with house, garage, pole barn, grain bin, and grove. 3.1 acres are enrolled in CRP at $134.33/ac through 2018. The acreage is bordered on the west by 355th Avenue.
RE Taxes: $564 annually (est). Taxes will be prorated to Jan. 1, 2016.

Method of Sale: Both tracts will be sold by the acre. Successful Bidder will have choice of either or both tracts.
Terms: 10 percent down sale day, balance due at closing. Seller will pay 50% of the cost ($4000 max) to update septic system on the acreage.
Possession: At close November 19, 2015. Farm is available for the 2016 crop season. Sellers to keep rent for 2015 crop season.

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Call The ACRE Co. to sell your farm!
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