158.8 Acres Palo Alto County
Section 25 Independence Township

Legal: NE1/4 Section 25-97-31, Palo Alto County, Iowa
Description: The Schlei farm is an attractive all tillable nearly level to very gently rolling rectangular improved farmland tract. The farm contains 145.97 FSA crop acres all in one large field. An acreage with house, barn, small machine shed, and 2 bins is located on the north half of the farm. The farm is bordered by 310th Street on the north and 580th Avenue on the east. A newly built power line and easement borders the Schlei farm on the south. The farm has been surveyed.
Soils: Canisteo, Clarion, Nicollet, Okoboji CSR 71.8 CSR2 84.1

North Tract – 79.43 Acres
68.46 surveyed crop acres plus 8 acre building site
CSR 71 CSR2 85.3 RE Taxes: $2976 annually

South Tract – 79.38 Acres
78.38 surveyed crop acres
CSR 72.5 CSR2 83.1 RE Taxes: $2092 annually

Method of Sale: Both tracts will be offered for sale. Successful Bidder will have choice of either tract or both tracts.
Terms: 10 percent down sale day, balance due at close. Taxes will be prorated to January 1, 2016. Buyer to be responsible for the cost to update the septic system. Closing date to be announced on sale day.
Possession: At close, subject to the balance of the 2015 lease. Farm is available for the 2016 crop season.

Broker’s Note: The ACRE Co. is pleased to be offering the Schlei farm at public auction. Land Buyers here is your chance to buy an outstanding reputation improved Fenton area farm. The Schlei farm has great soils with excellent ratings that would be fine addition to any family farming operation or farmland holdings. Take a drive, you won’t be disappointed. We look forward to seeing you in Fenton sale day!

Schlei Family - owners

North Tract

South Tract

FSA Information (whole farm)

Cropland acres 145.97
Corn Base acres 73.4
Corn PLC Yield 182
Soybean Base acres 72.6
Soybean PLC Yield 53

Attorney: Lynn Fillenwarth
Fillenwarth & Fillenwarth, Estherville, IA

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

Call The ACRE Co. to sell your farm!
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.

Call us to sell your farm!