The Owner reserves the right to reject 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.

**Legal:** West Half (W1/2) of Section Nine (9), Township Ninety-nine (99) North, Range Thirty-five (35) West of the 5th PM, Dickinson County, Iowa. Farm has been surveyed and contains 325.9 acres.

**Description:** The Strope Trust farm is an attractive all tillable nearly level to very gently rolling farm. The farm contains 313.93 FSA crop acres in two fields. A county dredge crosses the North Tract on the west side providing outlet for drainage. The farm is located in County Drainage District #2. The farm is bordered on the north by 160th Street, on the west by 300th Avenue, and on the south by 170th Street.

**Soils:** Clarion, Nicollet, Webster, Canisteo, Delft-Terril, Okoboji, Crippin, Clarion-Storden

**North Tract – 165.6 Acres**
- 158.1 tillable (per survey)
- CSR 70 CSR2 86.2
- RE Taxes: $2352 annually

**South Tract – 160.3 Acres**
- 156.3 tillable (per survey)
- CSR 72 CSR2 87.8
- RE Taxes: $2520 annually

**FSA Information**
- Cropland acres: 313.93
- Corn Base acres: 157.2
- Corn PLC Yield: 157.2
- Soybean Base acres: 133.1
- Soybean PLC Yield: 50

**Method of Sale:** Choice of 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 February 10, 2016. Taxes will be prorated to January 1, 2016. Buyer will be responsible for paying for fall tillage and applied fertilizer at close. Farm has been surveyed and will be sold times surveyed acres.

**Possession:** At close, subject to the balance of the 2015 lease. Farm is available for the 2016 crop season.

**Brocker’s Note:** The ACRE Co. is pleased to be offering the Strope Trust farm at public auction. Land Buyers, here is your chance to buy an outstanding farm located close to grain markets in Superior, Estherville, and Terril, and the ethanol plant in Superior. The Strope Trust farm has great reputation soils and would make an excellent addition to any farming operation. We look forward to seeing you sale day!

**Elvin and Norma Strope Revocable Trust - owner**

**Attorney:** Earl Maahs
Maahs and Walleck, Spirit Lake, Iowa

**Auctioneers:**
- Jon Hjelm, ALC
- Chuck Sikora

**Farm Real Estate**
- Spencer, IA 712-262-3529

**theacreco.com**

*Call The ACRE Co. to sell your farm!*

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Soils Map-CSR2

State: Iowa
County: Dickinson
Location: 9-99N-35W
Township: Richland
Acres: 313.93
Date: 11/18/2015

Maps Provided by

Soil data provided by USDA and NRCS.

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Weighted Average: 87 71