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.

Wednesday - March 30, 2016 - 10:00 am
Milford Community Center, Milford, Iowa

Legal: Parcel D in the Southwest Quarter (SW1/4) of Section Nineteen (19), Township Ninety-eight (98) North, Range Thirty-six (36) West of the 5th PM, Dickinson County, Iowa. Farm contains 35.76 surveyed acres.

Description: The Johnson farm is an attractive inside all tillable tract of farmland. The farm has been surveyed and contains 35.47 net acres. The farm contains 36.41 FSA crop acres. The farm is bordered on the west by Hwy 71 and on the east by 225th Avenue. Signs are posted.

Soils: Everly, Wilmonton, Ocheyedan, Letri, Roine

CSR 72 CSR2 90

FSA Information (SW1/4 combined)
- Cropland acres: 84.24
- Corn Base acres: 58.1
- Corn PLC Yield: 152
- Soybean Base acres: 15.9
- Soybean PLC Yield: 41

RE Taxes: $570 annually (estimated). Taxes will be prorated to January 1, 2106.

Terms: 10 percent down sale day, balance due at close May 4, 2016.

Possession: Available for the 2016 crop season.

Broker's Note: The ACRE Co. is pleased to be selling the Johnson farm at public auction. Land Buyers, here is a rare opportunity to purchase a small all tillable inside tract with a great location south of Milford. The Johnson farm would be a great farmland investment or addition to your family farming operation. We look forward to seeing you sale day!

Attorney: David Stein
Stein Law Office, Milford, IA

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

Call The ACRE Co. to sell your farm!

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