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 C, the East 80 acres of the West 120 acres of the Northwest Quarter (NW1/4) of Section Twenty-four (24), Township Ninety-eight (98) North, Range Thirty-seven (37) West of the 5th PM, Dickinson County, Iowa.

Description: The Johnson farm is an inside nearly level all tillable tract of Dickinson County farmland. The farm has been surveyed and contains 79 crop acres all in one large rectangular field. The farm is bordered on the north by 240th Street.

Soils: Wadena, Estherville CSR2 47.3 CSR 33.3

FSA Information (NW1/4 combined)
- Cropland acres: 144.32
- Corn Base acres: 91.2
- Corn PLC Yield: 152
- Soybean Base acres: 32.2
- Soybean PLC Yield: 41

RE Taxes: $720 annually (estimated). Taxes will be prorated to January 1, 2016.

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

Possession: Farm is 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 an attractive all tillable farm in the Iowa Great Lakes area. The Johnson farm will make an affordable land investment or an economical addition to expand your farming operation. Drive by and take a look. See you at the sale!

Jack Johnson - owner

Attorney: David Stein
Stein Law Office, Milford, IA

Auctioneers:
- Jon Hjelm, ALC
- Chuck Sikora

Call The ACRE Co. to sell your farm!
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