LAND AUCTION
CROPLAND - PASTURE - FARMSTEAD - LAKESHORE

184 Acres Palo Alto County
Section 19 Silver Lake Township

Rare offering of farmland and lakefront!

Wednesday - August 24, 2016 - 10:00 am
Ayrshire Community Center, 1502 Silver Lake Ave, Ayrshire, IA

Legal: Lots 2, 3, and 4 in Section 19-95-34, Palo Alto County, IA. Farm contains 184.08 surveyed acres.

Description: The farm has a combination of row crop, pasture, marsh, and lakeshore. There is an improved farmstead with a house, garage, machine shed, barn, and grain bin. A narrow band of open water flows through the pasture to Silver Lake. The farm is bordered by County Blacktop N18 on the west, 420th Street on the north, and by over a mile of lake shoreline on the east.

Cropland soils: Clarion, Canisteo, Webster, Nicotet

CSR 64 CSR2 73.1 (cropland acres)

FSA Information (combined) Cropland acres 88.14
Corn Base acres 70.3 Soybean Base acres 13.25
Corn PLC Yield 163 Soybean PLC Yield 47
CRP 33.4 acres @ $159.24/acre enrolled 2001-2016

Taxes: $3032 annually. Taxes prorated to 1-1-2017
Terms: 10 percent down sale day, balance at close.
Possession: At close November 10, 2016, subject to the current lease. Available for the 2017 crop season.

Broker's Note: The ACRE Co. is pleased to be selling this outstanding farm for the Bud Schuller Estate. Farmers, cattlemen, outdoorsmen, and developers need to check out this ultra-rare very unique property on Silver Lake. Located in a fast improving neighborhood of lake homes to the south, a new grain outlet to the east, and a proposed hard surface road to the north, this farm has endless opportunities. You need to visit this farm and experience everything it has to offer. See you in Ayrshire sale day!

Silver Lake
FOR SALE

Al “Bud” Schuller Estate – owner
Attorney: John Brown
Berkland and Brown - Emmetsburg, IA
Auctioneers: Jon Hjelm, ALC & Chuck Sikora
712-240-3529 712-260-2788

theacreco.com  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 by The ACRE Co.
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Schuller farm potential uses:
- Hunting farm / Wildlife habitat
- Private or public campground
- Lakeshore lot development
- Church camp or Corporate retreat
- Family farm / Livestock production
- Your future use ??? Golf course?

Where else can you buy a mile of shoreline?

Call The ACRE Co. to sell your farm!