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.

Tract 1 – 160 acres m/l

Legal: NW1/4 of 24-92-34, Pocahontas County, Iowa.
Description: A nearly level all tillable farm. The farm contains 156 crop acres (est) all in one field. A county main tile crosses the farm providing drainage outlet. The farm is bordered by 490th St on the north and 150th Ave on the west.
RE Taxes: $3688 annually
Soils: Okoboji, Canisteo, Clarion, Webster, Nicollet, Harps
CSR 68 CSR2 71.7

Tract 2 – 160 acres m/l

Legal: SW1/4 of 24-92-34, Pocahontas County, Iowa.
Description: A gently rolling inside all tillable improved farm with 155 crop acres (est) all in one field. Tract 2 includes a building site with a house, Morton building, and several grain bins. A county tile crosses the northeast corner of the tract and borders the tract on the south. Farm is bordered by 150th Ave on the west.
RE Taxes: $4594 annually
Soils: Canisteo, Clarion, Webster, Okoboji, Nicollet, Storden
CSR 71.8 CSR2 80.1

Method of Sale: Successful Bidder will have choice of either or both tracts.
Terms: 10 percent down sale day, balance due at close. Tracts will be surveyed and sold times surveyed acres. Real Estate taxes will be prorated to 1-1-2017.

Broker’s Note: The ACRE Co. is pleased to be selling this Pocahontas County half section of farmland at public auction. This farm has been in the family for several generations. Land Buyers, here is your chance to buy your choice of two attractive all tillable quarter sections south of Laurens. For more details, contact The ACRE Co.
We look forward to seeing you sale day!

 Owners:
Lenore Henry, Susan Dorsey,
Michael Dorsey, Gerry Dorsey

FSA Information (Tracts combined)
Cropland acres 311.17
Corn Base acres 174.6
Corn PLC Yield 155
Soybean Base acres 134.9
Soybean PLC Yield 42

Attorney: Gary Gately
Whitfield & Eddy Law, Des Moines, 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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