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.

We are pleased to be offering the Koenck and Bernhagen Estates farm at public auction. Land Buyers look at this attractive productive inside tillable farm in the Spencer/Terril/Dickens area. This farm has the highest percentage of tillable land of any farm we have had the privilege to sell at auction.

We look forward to seeing you sale day!

**Legal:**
A tract of land in Section Thirty (30), Township Ninety-seven (97) North, Range Thirty-five (35) West of the 5th PM, Clay County, Iowa, containing 212 acres, more or less. Complete legal to be taken from abstract.

The 17 acre improved acreage is not included.

**Description:** Selling will be an attractive all tillable inside nearly level farm. The farm contains 211.52 FSA crop acres all in one very large field. The farm contains productive soils with good ratings. The farm is bordered on the north by the Kirchner Prairie wildlife area and on the west by 280th Avenue.

**Soils:** Canisteo, Clarion, Harps, Okoboji, Nicollet, Dickinson, Sparta  
CSR2 79.9  CSR 68.4

**FSA Information**
- Cropland acres: 211.52
- Corn Base acres: 114.0
- Corn PLC Yield: 147.0
- Soybean Base acres: 91.0
- Soybean PLC acres: 44.0

**RE Taxes:** $6116/yr (est). Taxes prorated to Jan 1, 2017

**Terms:** 10 percent down sale day. Balance due at close on or before March 28, 2017.

**Possession:** At close. Available for 2017 crop season.

**Broker’s Note:** The ACRE Co. is pleased to be offering the Koenck and Bernhagen Estates farm at public auction. Land Buyers look at this attractive productive inside all tillable farm in the Spencer/Terril/Dickens area. This farm has the highest percentage of tillable land of any farm we have had the privilege to sell at auction.

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**FOR SALE**

**Owners:**
Arlene Koenck Estate & Ervin Bernhagen Estate

**Attorneys:**
Chris Bjornstad  
Cornwall, Avery, Bjornstad, and Scott, Spencer, IA
John Bjornstad  
Bjornstad Law Office, Spirit Lake, IA

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

**Farm Real Estate**
Spencer, IA  712-262-3529  
theacreco.com

Available for 2017 crop season
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Call The ACRE Co. to sell your farm!