**Legal:** Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) and the South Half of the Southeast Quarter (S1/2 SE1/4) of Section Nine (9), Township Ninety-five (95) North, Range Thirty-five (35) West of the 5th PM, Clay County, IA, minus a 7 acre tract. Complete legal to be taken from abstract.

**Description:** The Holcomb farm is a blended combination consisting of quality upland cropland, bottom tillable land, and grass hillsides. The cropland varies from nearly level to gently rolling. The farm contains 66.09 FSA crop acres in three fields of 40.82, 16.27, and 9 acres. Approximately 40 acres of grassland make up the balance of the farm. The farm lies on the west side of N14 and is bordered on the south by a gravel road, 410th Street. The 7 acre building site in the southeast corner of the farm is not included in the sale.

**Cropland Soils:** Canisteo, McCreath, Terril, Moneta, Sac, Everly, Ransom

**CSRs:**
- CSR2 78.6
- CSR 60.4

**RE Taxes:** $2,512 annually. Taxes prorated to January 1, 2017.

**Terms:**
- 10 percent down sale day, balance due at close March 15, 2017.
- Buyer to receive all the rental income for 2017 crop season.

**FSA Information**

<table>
<thead>
<tr>
<th>Description</th>
<th>Acres</th>
<th>Yield</th>
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</thead>
<tbody>
<tr>
<td>Cropland acres</td>
<td>66.09</td>
<td></td>
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<tr>
<td>Corn Base acres</td>
<td>34.6</td>
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<tr>
<td>Soybean Base acres</td>
<td>30.3</td>
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<tr>
<td>Corn PLC Yield</td>
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<tr>
<td>Soybean PLC Yield</td>
<td>41</td>
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</tr>
</tbody>
</table>

**FARM**

**FOR SALE**

**Friday - February 10, 2017 - 10:00 am**

Dickens Community Center, 204 Main Street, Dickens, IA

**Broker’s Note:** The ACRE Co. is pleased to be selling the Holcomb Trust farm. Here is a rare opportunity to buy a small combination farm that would make a great first farm investment, economical addition to your farming operation, or your own farmland to hunt with an annual income. Call us for information on the Holcomb farm. We look forward to seeing you in Dickens on sale day!
Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.